PenMet Parks
Gig Harbor, Washington

FACILITY ASSESSMENT

DRAFT

MARCH 2020

The Driftmier Architects, P.S.

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TABLE OF CONTENTS

1. Executive Summary
2. Statement of Needs
3. Existing Plans
4. Facility Assessment: Architectural
5. Accessibility & Life Safety Plans
6. Facility Assessment: Structural
7. Facility Assessment: MEP
8. Survey
9. Schematic Design Plans
10. Cost Estimate (To Be Completed)

PenMet Parks
Gig Harbor, Washington

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1. EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

The purpose of this report is to define the goals to be achieved through the renovation of the Hales Pass Park School House.

PROCESS

The study began with an initial investigation of the existing facilities by The Driftmier Architects, AUE (Structural), and Rensch Engineering (Mechanical, Electrical and Plumbing), and survey work by CHS Engineers (Civil). The design team toured the building with District staff and gathered information.

REPORTS & DOCUMENTS

2-Statement of Needs
This document outlines changes required at the facility to provide a more functional building that caters to the public's needs.

3-Existing Plans
The site plan and floor plans show existing layouts and designate the naming convention of the rooms and areas used in the reports.

4-Facility Assessment: Architectural
Completed by The Driftmier Architects, this document outlines the existing architectural conditions of the facility.

5-Accessibility & Life Safety Plans
Completed by The Driftmier Architects, these plans show where current accessibility and building codes are not met throughout the facility.

As expected from a facility of this age, there are a number of accessibility and life safety issues that need to be corrected. See Code Upgrades below for more information.

6-Facility Assessment: Structural
Completed by AUE, this document outlines the existing structural systems of the building.

Explorative demolition will be needed in order to determine the full extent of necessary structural upgrades.

7-Facility Assessment: MEP
Completed by Rensch Engineering, this document outlines the existing HVAC, plumbing and electrical systems of the facility.

8-Survey
Completed by CHS Engineers, this survey adds existing utilities to the District's previous survey. Mapping on the septic field will be performed by others.

9-Schematic Design Plans

Completed by The Driftmier Architects, the site plan and floor plans document modifications to the existing facility based on the functional requirements discussed with staff. They also include upgrades for mechanical, electrical, plumbing, structural, accessibility and life safety.

10-Cost Estimate

(To be completed)

CODE UPGRADES

Energy Code

The existing building systems do not meet the current energy code, as expected, except potentially the new windows. As long as the systems met code at the time they were constructed, they are not required to be upgraded. Since the systems do not meet current code, replacement and alterations are not allowed to increase the facility's energy consumption. In some cases, alterations trigger required upgrades, such as if a wall or roof cavity is exposed, then insulation may need to be installed/replaced. However, the District can elect to bring the facility up to meet current code.

Any new additions need to be constructed to meet the current energy code.

Accessibility

All buildings open to the public or where public employees work are required to meet ADA requirements and the Washington State Building Code, even if they met code when they were originally constructed.

For existing buildings, per ADA Title III, public accommodations discrimination includes “failure to remove architectural barriers…in existing facilities” unless it can be shown that removing a barrier is “not readily achievable” or accommodations cannot be provided through other means. During a remodel, if a facility does not meet current accessibility requirements, ADA Title III and the Washington State Existing Building Code require that remodels bring the facility into full accessibility compliance, or an amount not less than 20% of the construction costs needs to be spent on accessibility upgrades.

The proposed schematic plans meet the ADA requirements for existing facilities and upgrade costs will surpass 20% of the construction budget.

Building & Life Safety

The 2015 Existing Building Code of Washington includes the following:

"The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, or as deemed necessary by the code official to mitigate an unsafe building. For the purpose of this section, "unsafe building" is not to be construed as mere lack of compliance with the current code."

In general, if a building met code at the time it was constructed, it is not required to be upgraded to meet current code. However, it is not known if all the remodels to the existing facilities were permitted, which could impact whether or not upgrades would be required. The County's building official also has the authority to require upgrades to whatever they deem unsafe.

This study was performed with the direction that the District would like to upgrade the facility to meet current building codes where feasible and not cost prohibitive.

FUTURE INVESTIGATIONS

As documented in the Facility Assessments, it is recommended that further investigations be performed.

Architectural: Explorative demolition will be required to verify the presence of insulation within the exterior walls and then it can be determined if the District wants to install/upgrade the insulation..

Plumbing: Trace where the basement floor drain leads to with a scope and determine the medium into which the water drains.

Structural: Framing elements at the building exterior should be tested to calculate the strength of these members. Explorative demolition is required to verify the presence and size of sheathing, presence of holdowns, and fastener spacing. Based on lateral analysis, “holdowns may be required at shear wall ends, and a 3/8” minimum thickness of plywood sheathing is required on the wood shear walls” (AUE).

Septic: The District is planning on having the septic filed mapped under a separate contract.

2. STATEMENT OF NEEDS

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STATEMENT OF NEEDS

The purpose of this document is to define the requirements as made by PenMet Parks and the district project team. Additionally, this document will address modifications triggered by accessibility and life safety concerns.

Hales Pass Park School House

1) Unisex Restrooms
    a) One water closet will be required in each Unisex R.R. along with grab bars.
    b) One lavatory will be required in each Unisex R.R.
    c) One urinal will be required in Unisex R.R. 2.
2) Kitchen
    a) An exhaust fan & Microwave over oven unit shall be provided.
    b) A larger sink in comparison to the existing fixture shall be provided.
    c) One fridge shall be provided.
    d) New casework shall be provided per the concept plan.
3) Work Room
    a) New casework shall be provided per the concept plan.
4) Stairwell
    a) New handrails shall be provided on both sides of each set of stairs. Existing handrails are to be replaced.
5) Janitor's Closet
    a) One floor mop sink shall be provided.

Parking Lot and Site

1) Parking Lot
    a) Parking is currently provided west of the Hales Pass School House just right off Ray Nash DR NW. More parking shall be provided just south of the Hales Pass Park School House. (5) 9' wide stalls shall be provided as well as (1) 8' wide accessible stall and (1) 8' wide accessible aisle. A new van accessible parking sign shall be provided in front of the accessible stall.
    b) The footprint of the new stalls shall be paved with asphalt. Optional asphalt shall be considered which will span from west (existing parking lot area) to east (south of the new, striped parking stalls).
    c) Wheel stops shall be provided parallel to the concrete walkway for each parking stall.

2) Site

a) An ADA compliant ramp shall be provided for the southern threshold. The ramp shall contain handrails on both sides and will guide you from the west side to the southern threshold as well as the east side to the southern threshold.

b) Concrete pathway shall be replaced throughout. The walkway from the Hales Pass School House to the Outdoor Assembly Structure will remain.

c) A new concrete pathway shall be provided to connect the southern threshold to the covered walkway.

d) The western staircase shall be replaced with a new staircase. New handrails shall be provided here as well.

e) New handrails shall be provided on the northern staircase (towards the ball field), the staircase leading towards the northern threshold, the staircase leading towards the western threshold, and the staircase leading towards the eastern threshold.

3. EXISTING PLANS

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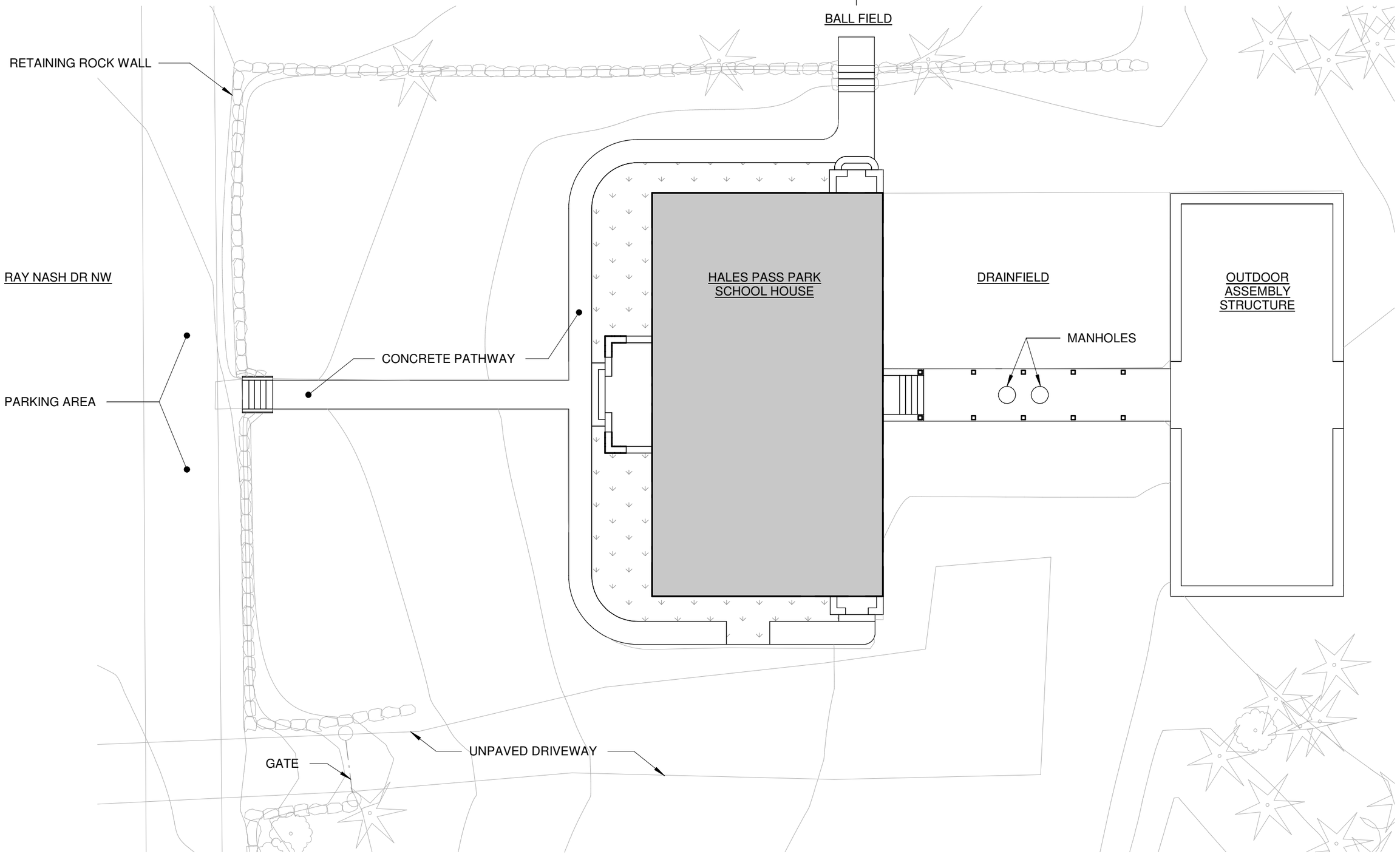
EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



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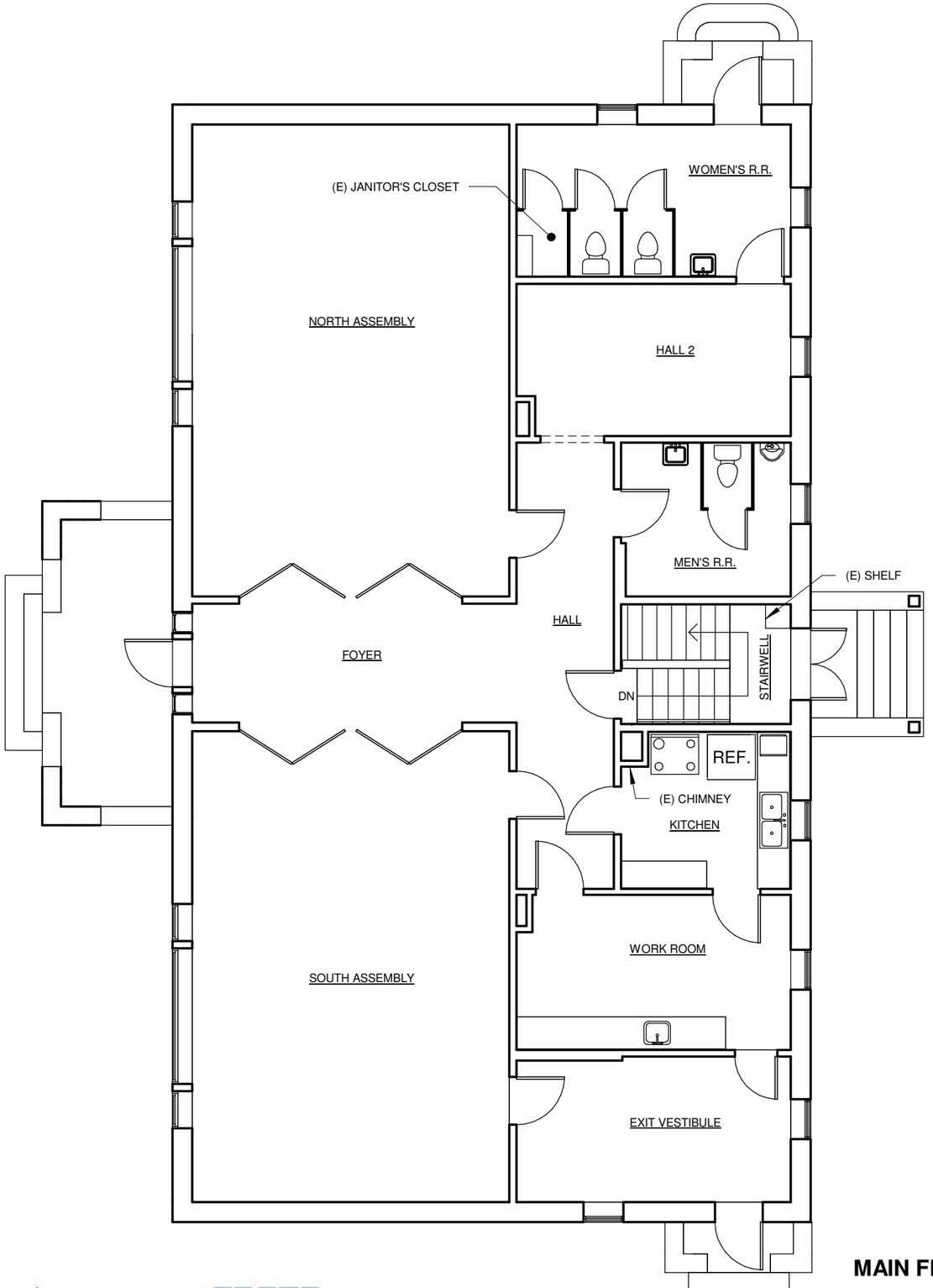
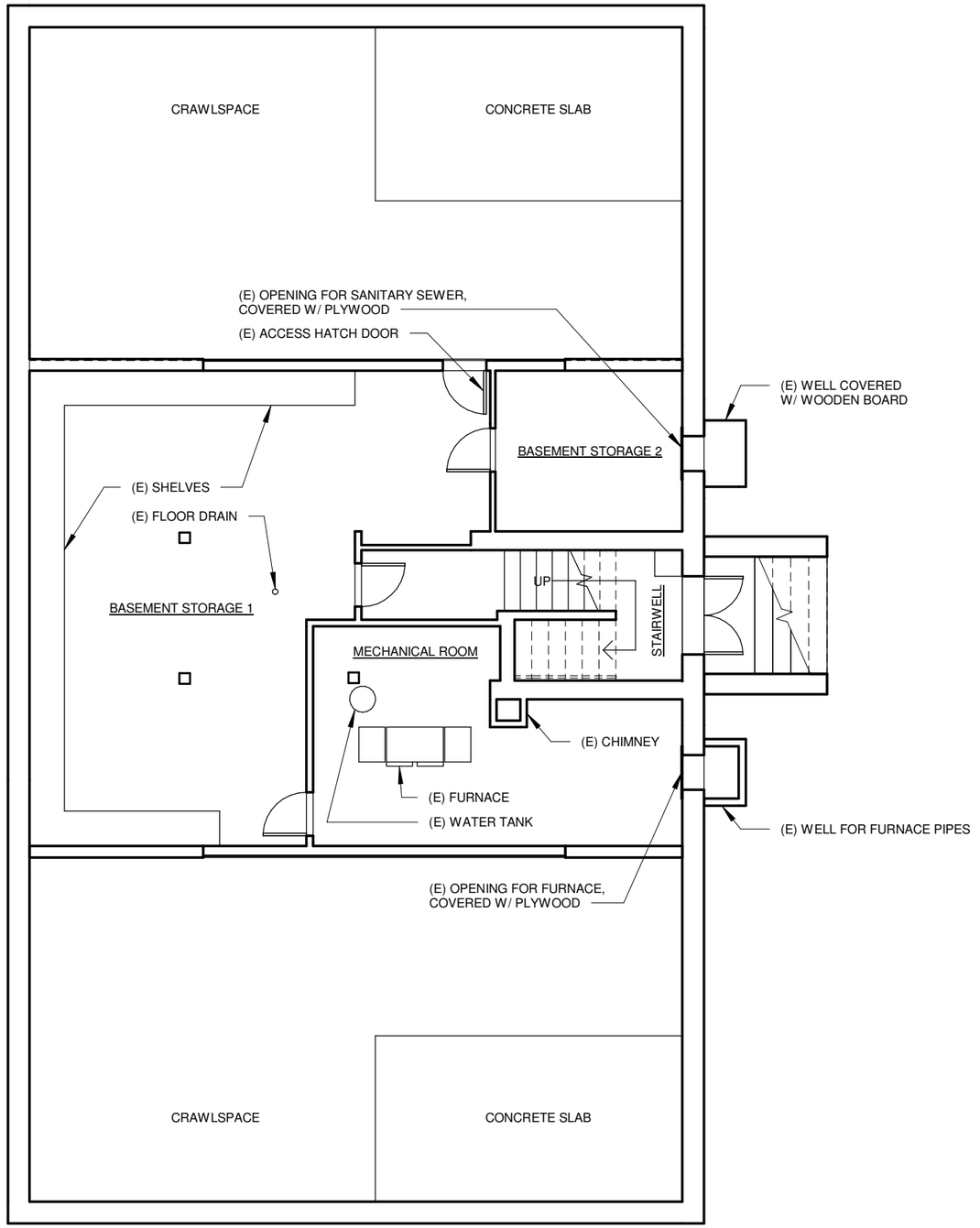
EXISTING FLOOR PLANS

SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN



BASEMENT PLAN

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Gig Harbor, Washington

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4. FACILITY ASSESSMENT: ARCHITECTURAL

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ARCHITECTURAL FACILITY ASSESSMENT REPORT

GENERAL

Contents of This Section

Our evaluation and analysis are based upon review of existing site documentation, staff input and on visual observation of the building. In this section of the report, we discuss existing site features, building conditions, exterior envelope, and building systems.

Additional Studies

See attached reports by the structural, mechanical, plumbing, electrical and civil engineers.

SITE

Hales Pass Park is located at 3507 Ray Nash DR NW in Gig Harbor, Washington. The structures included in this study are the Hales Pass Park School House building as well as the Outdoor Assembly Structure. Within the site there is also a baseball field in the northwest part of the parcel and tennis courts on the northeastern side. The site itself covers 165,092 SF or 3.79 Acres.

Street Frontage

On the southwestern side of the parcel there is overhead power, telephone, and a single streetlight that emits light onto Ray Nash DR NW. On the northern end there is overhead power and telephone as well. Currently there are no sidewalks anywhere along the property line. Along the western side of the parcel there is a graveled area utilized for parking that tapers off towards the north. Per the ADA plans, ADA paths should be provided to a building entrance.

Parking

The parking area for the Hales Pass Park School House building is located on the western side of the property. It consists of a gravel parking lot with no striping that is adjacent to Ray Nash DR NW. There needs to be a paved ADA parking spot with an adjacent aisle that adjoins an accessible route to the Hales Pass Park School House. The is a dirt driveway entrance with swing gates that allows vehicle access to the upper site. This could be utilized for providing access to new ADA parking adjacent to the building.

Paving

Paved walkways are utilized throughout the site to connect exterior entrances around the Hales Pass Park School House building as well as the Outdoor Assembly Structure. The concrete paving is in poor condition is areas. There is a section missing on the south side of the building and crack in other locations where the concrete has sunk.

There is also a lip from the concrete slab at the Outdoor assembly structure that needs to be fixed for an accessible approach. The paving beneath the covered Outdoor assembly structure is also uneven and will need to be regraded to be leveled.

An accessible route needs to be provided to connects the public right-of-way to a building entrance.

Lighting

There is a single streetlight on the southwestern side of the property. The site was not visited after dark, so the lighting levels are unknown.

Fencing

A chain link fence runs between the north sides of the two building and also along the north side of the covered walkway. The fence appears to enclose the drain field.

Critical Areas

According to the information collected from Pierce County, there appears to be a potential Erosion Hazard and Flood Hazard along the northwestern side of the property where the baseball field is located. There is also a small portion of the southeast corner that contains a potential Landslide area as well. 36th ST NW (North of property) is also designated as a “Major Rural” road in regards to “Right-Of-Way Needs Areas”. The northern half and southeast corner is within a potential Wetland Hazard area. The mapping of these designations are approximate and it is noted that the mapped information “is not a survey”. The anticipated scope of work for this project does not fall within any of these designated areas.

Drainfield

A fenced off drain field is situated in between the Hales Pass Park School House and the Outdoor Assembly Structure.

Site Accessibility

See the Accessibility Plans for more information.

Currently there are no accessible means of entry to the Hales Pass Park School House. The building is elevated from the street level, so a paved ramp is required by current code to get people to the building. Within the parking lot an accessible space is required along with an aisle that adjoins an accessible route. All four of the building entrances require the use of stairs. To meet accessibility codes, a ramp is required to be provided to one of the entrances.

For the Outdoor Assembly Structure there is only one paved walkway that provides access. The main issue is that the walkway does not connect to an accessible route from either the Hales Pass Park School House or the parking lot. The paved walkway on the south end of the Hales Pass Park School House should be extended to connect to the paved walkway that leads to the Outdoor Assembly Structure. There is also an elevated lip on the walkways out to the Outdoor Assembly Structure.

All areas of the walkways that have cracked and shift should be repaired and the southern walkway need to be filled in where paving was removed during utility trenching.

HALES PASS PARK SCHOOL HOUSE

The building currently has a 2,809 SF main floor and a 953 SF basement.

HVAC

See report from Rensch Engineers.

Plumbing
See report from Rensch Engineers.

Electrical
See report from Rensch Engineers.

Data
See report from Rensch Engineers.

Lighting
See report from Rensch Engineers.

On the exterior, two downlights are located underneath the main entrance canopy on either side of the door. A wall mounted light is located on the south exterior wall. The fixture illuminates the space below where a gas meter is located as well as a hose bib. There is a downlight outlet in the canopy of the south entrance, but there is no light installed. A dual flood light is installed on the north exterior wall and there is a downlight in the canopy of the north entrance.

Within the main level of the Hales Pass Park School House, ceiling mounted downlights with a decorative fixture are utilized throughout the two large assembly areas. The stairwell contains a linear light fixture that is centered within the space. In general, downlights attached to the hard lid ceiling with various decorative fixtures are used in the rest of the spaces.

Within the basement, various downlights are used. In the large storage area, recessed lights are utilized with a translucent cover to diffuse the light.

Sprinklers & Fire Alarm
The building does not contain a sprinkler system. There are smoke detectors installed on the main level, but not a full fire alarm.

Security
A security system is installed in the building.

Structural
See report from AUE.

Insulation
There is no insulation installed in the basement, including between the floor framing in the crawlspace. Explorative demolition was not performed, so it is not known if there is insulation in the exterior walls, and they likely are 2x4 framed walls.

Exterior Shell
The lower portion of the structure contains stone masonry that terminates to the point where the gable eaves are located. Within the gable area, stucco is utilized with stained/painted wood trim. Chipping on

the wood trim is visible throughout various areas. For the canopy gables, stained/painted wood is utilized as a decorative surface. Stain/paint of the wood shows lots of wear. Staff did not report any known water leaks from the walls. An animal appears to have moved dirt into the building adjacent to one of the windows in the basement, but we were not able to determine exactly what caused the dirt to be in that location.

Grade

In general, the site is flat around the building. The area around the building is elevated in relation to the baseball field and the street to the west. A rock retaining wall is present along this elevated area. The slope of the walkway from the parking lot to the structure meets current code and slopes downwards towards the parking lot. The walkways that stem off of this main walkway are of a similar slope. The structure itself sits above the surrounding landscape and currently has no accessible means of entry. Each of the four entryways has a set of stairs to access the entrances. On the east side, the stairs lead down to the door at the landing of the stairs to the basement.

Roof

The Hales Pass Park School House has one long gable roof that runs north to south with a ~12:12 slope. Two gable roofs stem off of the west side to cover the two large windows in the assembly rooms. There is also a shed roof between the two gables which cover the patio below. There are gable roofs that cover the north and south entrances.

Asphalt roof shingles are utilized throughout the roof but are currently slated for replacement under a separate project. There are multiple roof vents on the western side of the building which will be replaced with a ridge vent and low profile vents.

Chimney

Previously, wood and oil was used for heating and vented out the chimney which protrudes out the eastern side of the roof. This system is no longer used and is now replaced by a heating system that uses natural gas that vents horizontally to the outside at the back of the building.

There were two options explored for dealing with the chimney. The first was to tuck point the brick of the existing chimney and install additional structural support. The other, and the selected option, was to remove the chimney. It is also reported that leakage has been occurring around the chimney which will be resolved by the removal. During schematic design, the team will suggest if the remainder of the chimney should be removed to allow for additional space in the kitchen.

Flashings

Flashing is used throughout various areas of the building. It is used within the exterior cladding where it's underneath the stucco and laps over the stone masonry below. Flashing is also used throughout the roofs on the rakes and valleys beneath the shingles. Although it was not observed on site or through collected images, it is assumed that flashing is used along the eaves where gutters are. All the associated roof flashing will be replaced when the roofing is replaced.

Downspouts

Downspouts are utilized throughout the eaves of the roof. In general, the downspouts drain to landscaping below and only one (northeast end of structure) appears to connects to a stormwater system. For the downspouts that drain to the landscape, some drain beneath the landscaping and angle upwards, protruding the ground and draining to the surface. Because of this condition there is potential clogging of the drains where the downspout has a U shape at the bottom.

Windows

Besides the side lites at the main entrance and the windows in the basement, all of the windows were upgraded around 7-8 years ago. Including the clerestory above the east exterior door. The new windows are double paned and thermally broken. The new windows appear to be vinyl or fiberglass with wood cladding. The windows in the assembly rooms are comprised of a central fixed window with two mirroring windows on either side that are single hung. The rest of the windows on the first floor are single hung. The glazing in the toilet rooms are translucent. There is an interior window at the top of the interior stairwell, but the hallway side has been boarded over.

Doors

Wood doors are used throughout the entire structure. On the exterior, the main door on the west side contains glazing with side lites. On the interior, the doors are typically solid throughout while some contain glazing. Per the ADA plans, some doors do not meet current code in regards to clearances. This issue is caused by casework and storage encroaching the clearance areas as well as landings that do not provide adequate depth. It appears that the north exterior door has glazing in it but was boarded over.

Door Hardware

Knobs are utilized throughout the entire building which is not ADA compliant. Most door hardware appears to be operating correctly. Only two of the interior doors appear to still have the original door hardware.

The occupant load for the building and the South Assembly Room have occupant loads over 50. Current code would require all exterior doors and the door leading from the South Assembly Room to have panic hardware.

See ADA and Life Safety Plans for additional information.

Floors

Most of the main level is sitting on a framed floor with a basement or crawlspace beneath. However, concrete slabs were used on the NE and SE corners where the two side entries are. On the north end the slab extends to the boundary of the women's restroom and on the south end the slab extends to the boundary of the vestibule room.

Ceilings

Hardlid ceilings are used throughout the main level and the occupied areas of the basement.

Casework

Casework is utilized within the kitchen and the adjacent storage area with a sink. The countertops appear to be plastic laminate. Within the kitchen, the edges are shown while the storage area countertop is post formed. Also, the storage area casework has its doors removed leaving the stored items as well as the sink unit exposed.

Currently, there is no accessible surface for any of the kitchen countertops as well as the required knee clearance for the sink approach. The casework layout also encroaches the required clearance for the door that leads to the adjacent storage room with a sink.

See Accessibility Plans for more information.

Finishes

For vertical surfaces, painted GWB is the typical finish with wood wainscoting and trim used in various places. Within the foyer, assembly areas, and stairwell acoustic paneling was used. Stained logs were

utilized in a decorative manner to frame openings, doors and the ceiling in the assembly rooms (though one on each ceiling is structural). In the basement, the concrete foundation walls were painted over and the framed walls above the retaining walls were covered in painted wood planks. Overall, the vertical surfaces seem to appear in fair condition.

For flooring, the wood framed floor contains a hardwood finish within the foyer, assembly's area, and the space between the hallway and women's restroom. It was also reported by a community member that the hardwood feels too slippery during dance classes. There are concrete slabs on the north and south end of the structure which was painted over which is flaking off in areas. The flooring in the men's restroom, hallway, and the two southern storage rooms is a sheet flooring. In the basement, the concrete slab is exposed.

Janitor's Closet

Currently, there is a storage cabinet within the women's restroom where restroom supplies, a mop, and a bucked are stored. This area is also enclosed by a wood paneled door that contains a lock. It is planned to remove this area and replace it with a Janitor's closet with a mop sink in Hall 2.

Drinking Fountains

With the structure's current occupancy count there will need to be at least one drinking fountain. Currently there is none but it is planned to situate a drinking fountain (along with an accessible fountain) within the Hall 2 area.

Exiting

Per the existing conditions, two exits would be required for the current occupant load. As with all existing buildings, code does not require that accessible means of exiting be installed. However, an accessible means of entry and egress was mentioned as desired and is encouraged considering this is a public building. If built new, this facility would require two accessible exits.

Currently, there are four exits from the building. The north, south and west existing are at the main floor level. The east exit is at the stair landing to the basement. If providing one or no accessible exits, the south and west existing would become the designated building exits. If two accessible exits are to be provided, the north and south will be used so that the historical appearance of the main entrance is not altered by a new ramp.

Currently, the east exit has 2x4s across it. A sign should be posted that reads "Not An Exit".

Although the separation of the exits meet code, the current pathway would require someone in the hall to go through an intervening space in order to reach the north and the south exits. If the south exit is to be converted to an accessible entry/exit point the hallway will need to be extended through the work room to vestibule room. If two accessible exits are to be provided, the hallway will also need to extend through the women's toilet room to the north exit.

For the main level, the separation distance between the south and west exits meet code, as well as the max travel distance and the common path of travel. The common path of travel distance from the basement's most remote location to the top of the stairs meets code. The basement is not designated as a habitable space so an emergency exit is not required.

For the two assembly rooms, each room only needs one exit door if the use of the room is limited to classes, exercise classes, or meetings with loose tables and chairs. When closed, the operable walls do not count as exits. Since the South Assembly Room has two swing door exits that are properly spaced apart, it can be used for assemblies that use rows of chairs or standing space. If the operable walls are

open, the combined space can be used for rows of chairs or standing space. The main issue is that if the operable walls are closed, the current code would not allow for the North Assembly Room to be set up for rows of chairs or standing room (dancing at a wedding reception).

Accessibility

As expected from a facility of this age, there are a number of accessibility issues that need to be corrected. Some of the typical accessibility issues include: clearances around doors, presence of door knobs, toilet stalls being too small, counters mounted at 36" instead of 34", and light switches and thermostats installed too high.

See the Accessibility Plans for more information.

Life Safety

The 2015 Existing Building Code of Washington includes the following:

"The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, or as deemed necessary by the code official to mitigate an unsafe building. For the purpose of this section, "unsafe building" is not to be construed as mere lack of compliance with the current code."

In general, if a building met code at the time it was constructed, it is not required to be upgraded to meet current code. However, it is not known if all the remodels to the existing facilities were permitted, which could impact whether or not upgrades would be required. The County's building official also has the authority to require whatever upgrades they deem necessary for public safety.

Without extensive investigation into building codes in place at the time of construction, our assumption is that the designers and building officials ensured the buildings were constructed to code at the time. Therefore, while there are numerous components that do not meet current building and life safety codes, the District may not be required by code to correct all the issues.

Some of the items noted in the Life Safety Plans include: specific doors needing panic hardware, stair railings need to be extended, and illuminated exit signs missing.

See the Life Safety Plans for more information.

OUTDOOR ASSEMBLY STRUCTURE & COVERED WALKWAY

The Outdoor Assembly Structure is a covered, exterior gathering space that is connected to the Hales Pass Park School House via a Covered Walkway.

Mechanical, Electrical, Plumbing

There are no mechanical, electrical or plumbing fixtures in this structure. Schematic plans should include an option for provide lighting in the structure.

Structural

See report from AUE.

Grade
Grade around the structure is roughly at the floor slab level. The floors of the structure were wet, but it was not known how the water got inside the structure.

Floor

The large crack in slab should be repaired as it is a trip hazard.

Roof
The roof over the covered structure is a long gable roof with a 9 ½:12 slope that runs north to south. From the site visit it was noticed that a lot of debris had gotten onto the eastern side of the roof which is caused by its location right beneath a number of tall trees. Moss was observed to be growing on the top of the roof as well as various spots on the roof's fascias. Because the eastern side of the roof is beneath these trees there is concern that debris will consistently clog the gutter and drains. There is also a gable that connects to the western side near the center of the structure that bridges the Hales Pass Park School House and the Outdoor Assembly Structure. In addition to the re-roofing of the Hales Pass Park School House, the Covered Walkway and Covered Outdoor Assembly Structure will receive new roofing as well.

Flashing
Flashing is utilized on the roof rakes of the structure and is assumed to be used on the eaves as well (both on the Covered Walkway and the Outdoor Assembly Structure).

Downspouts
Downspouts are present on the east and west side of the Outdoor Assembly Structure and drain to the landscape below. There is one downspout on the southern end of the Covered Walkway but none on the north side. The gutter on the north side appears to connect to the Outdoor Assembly Structure's gutter and downspout.

Exterior Shell
Although not fully enclosed, the Outdoor Assembly Structure possesses a partial height, stone masonry wall with a jogged portion on the corners that rise vertically to the wooden log beams above. Log columns are used and sit on top of the stone masonry walls. Damage of the logs was observed at the bottom of these columns where the log meets the cap of the wall. Wooden planks are used on the north and south gable ends to help shelter and enclose the space.

5. ACCESSIBILITY & LIFE SAFETY PLANS

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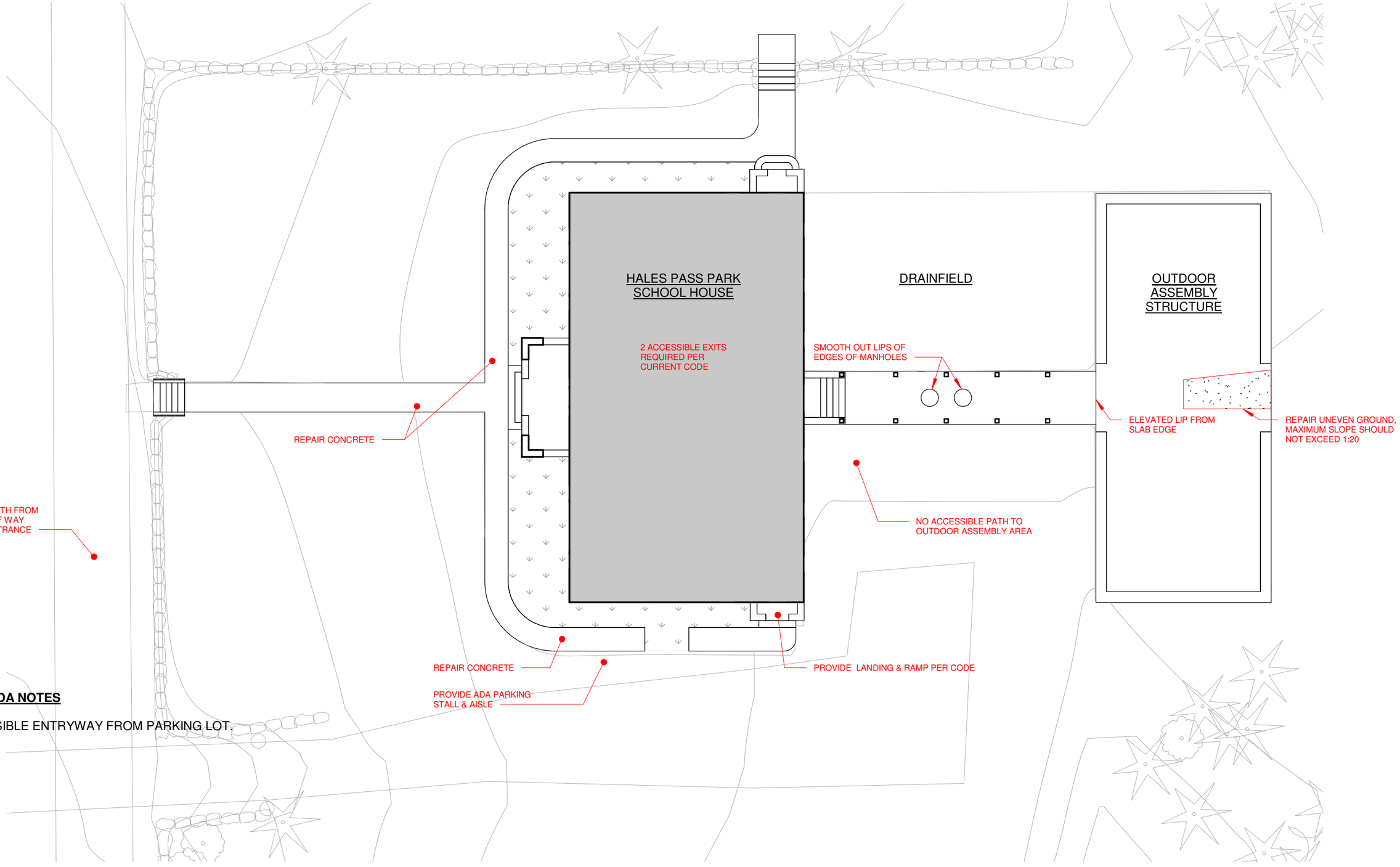
SITE PLAN - ACCESSIBILITY PLAN

SCALE: 1/16" = 1'-0"



STANDARD ADA NOTES

1. NO ACCESSIBLE ENTRYWAY FROM PARKING LOT.

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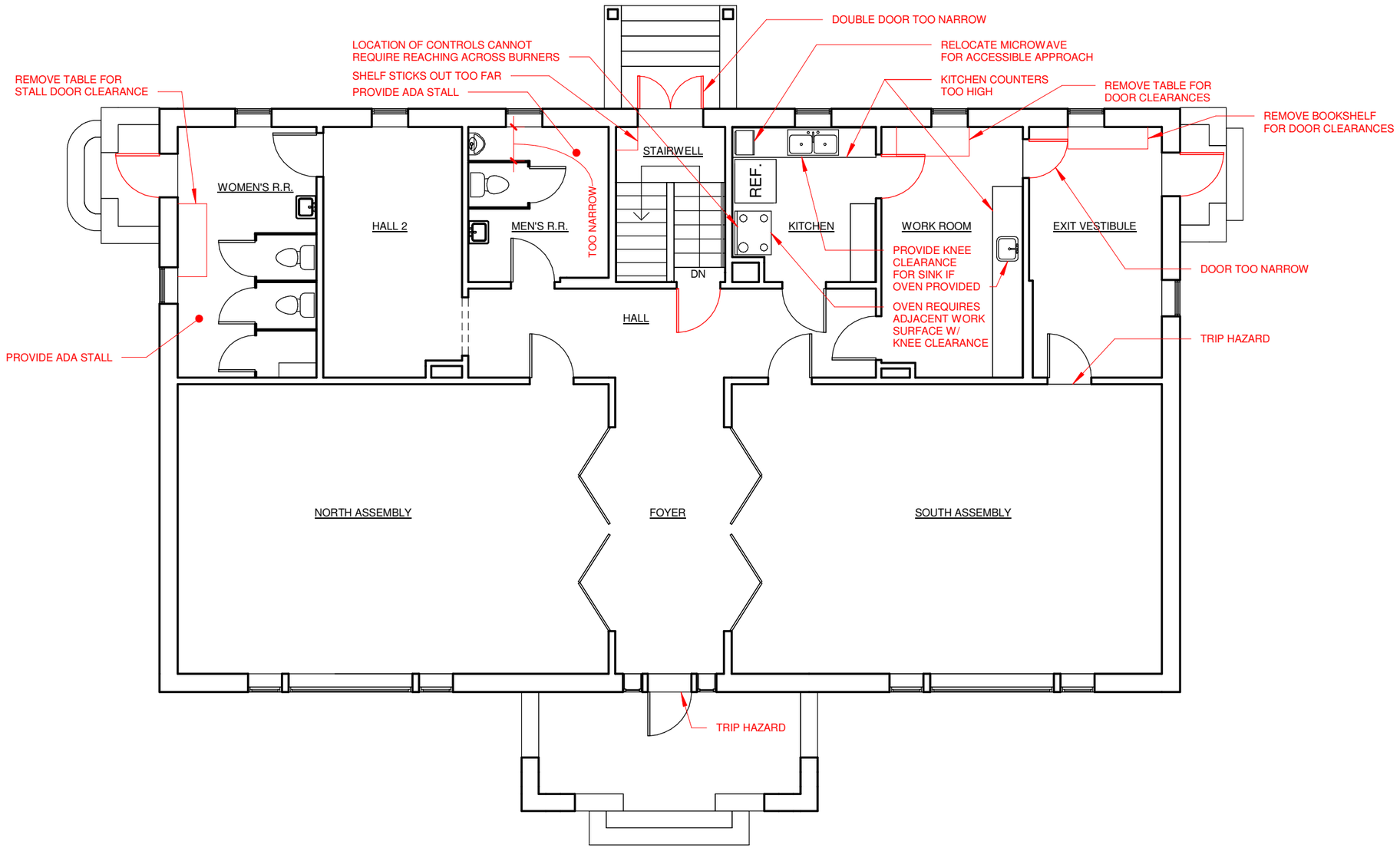
MAIN FLOOR - ACCESSIBILITY PLAN

SCALE: 1/8" = 1'-0"



STANDARD ADA NOTES

1. MOST LIGHT SWITCHES TOO HIGH.
2. THERMOSTATS TOO HIGH.
3. ALL DOORS CONTAIN KNOB HARDWARE.

LEGEND

RED DOORS INDICATE THAT ADA CLEARANCE IS NOT PROVIDED AROUND DOOR.

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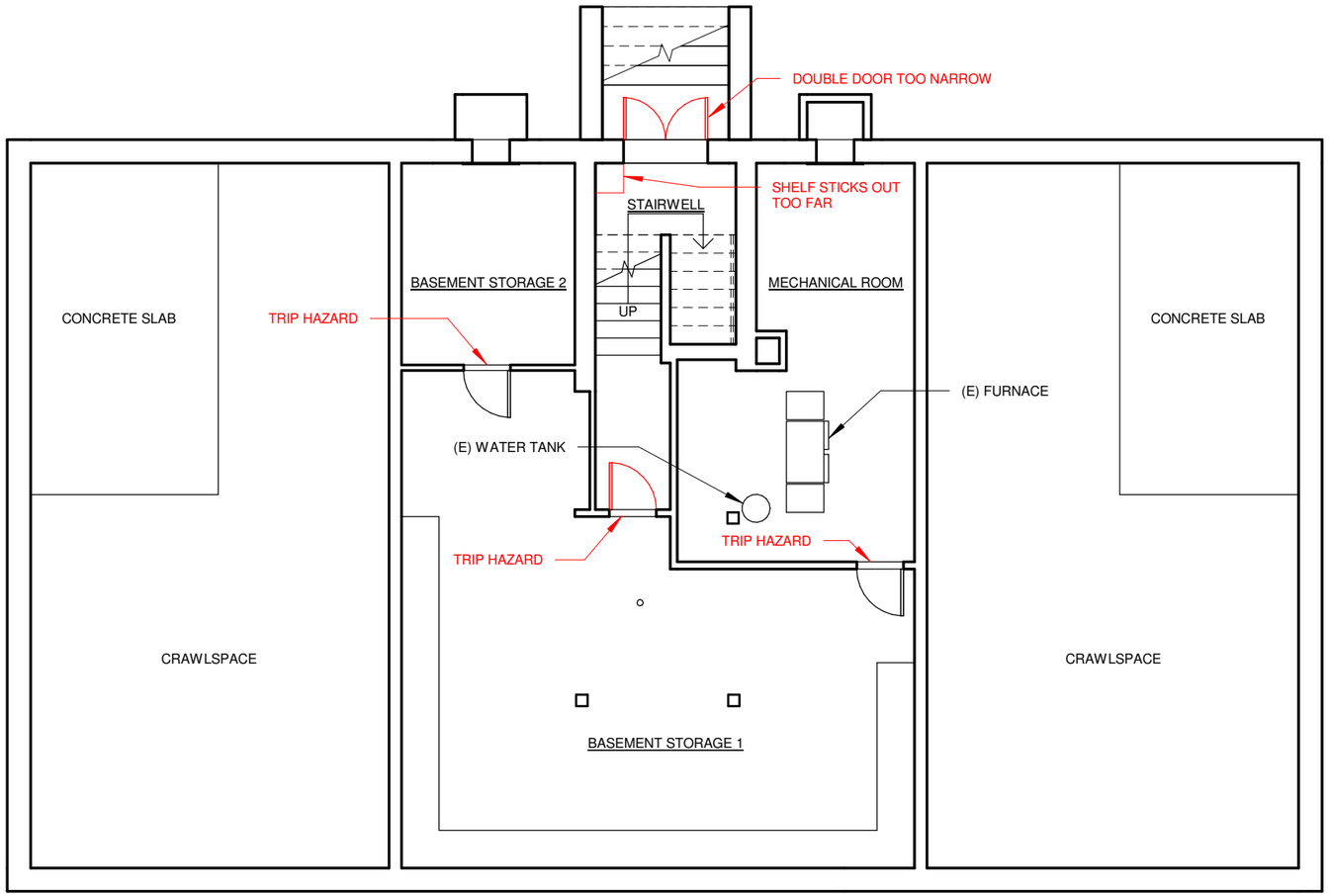
BASEMENT - ACCESSIBILITY PLAN

SCALE: 1/8" = 1'-0"



STANDARD ADA NOTES

1. MOST LIGHT SWITCHES TOO HIGH.

2. ALL DOORS CONTAIN KNOB HARDWARE.

LEGEND

RED DOORS INDICATE THAT ADA CLEARANCE IS NOT PROVIDED AROUND DOOR.

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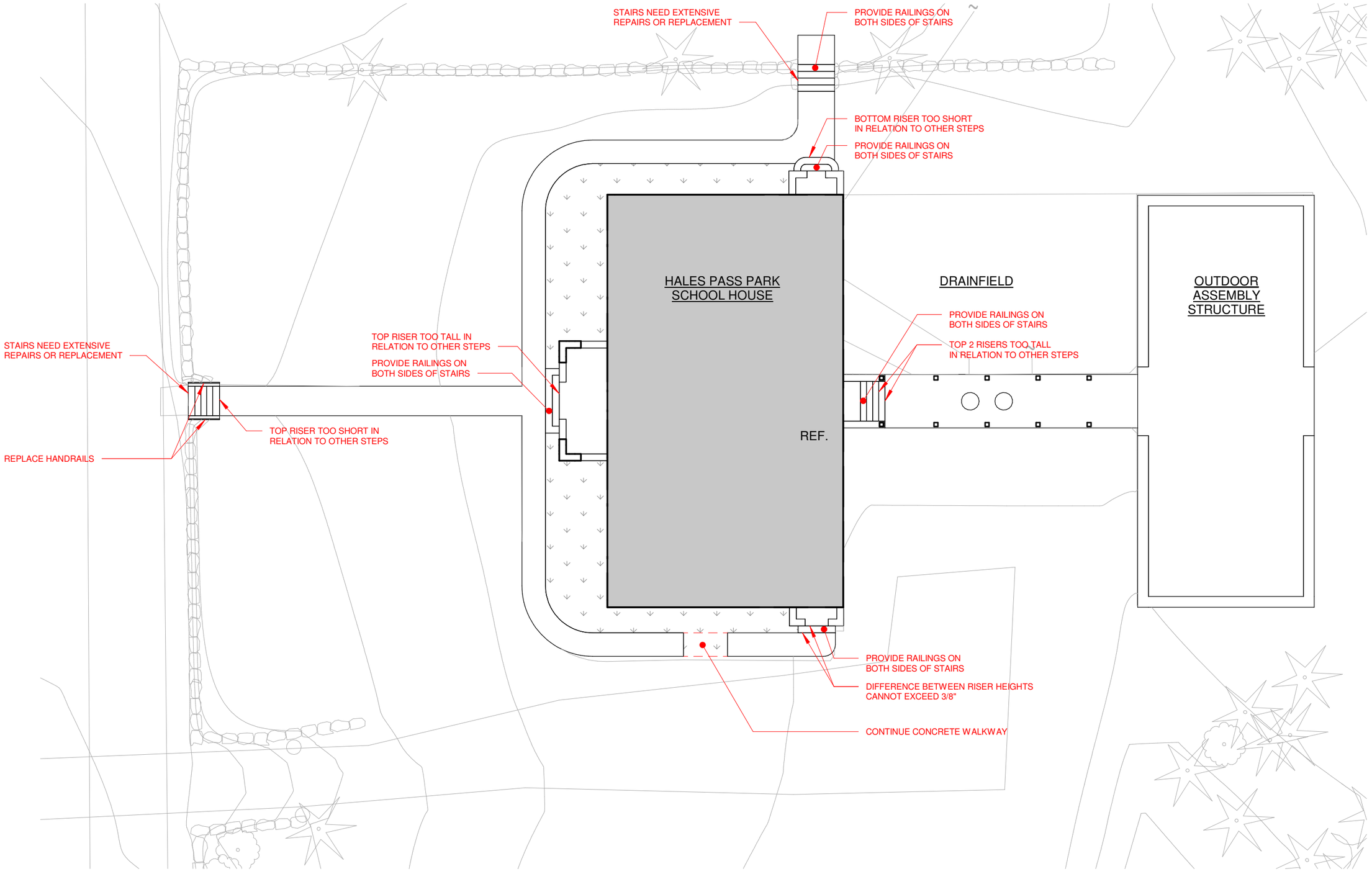
SITE PLAN - LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"



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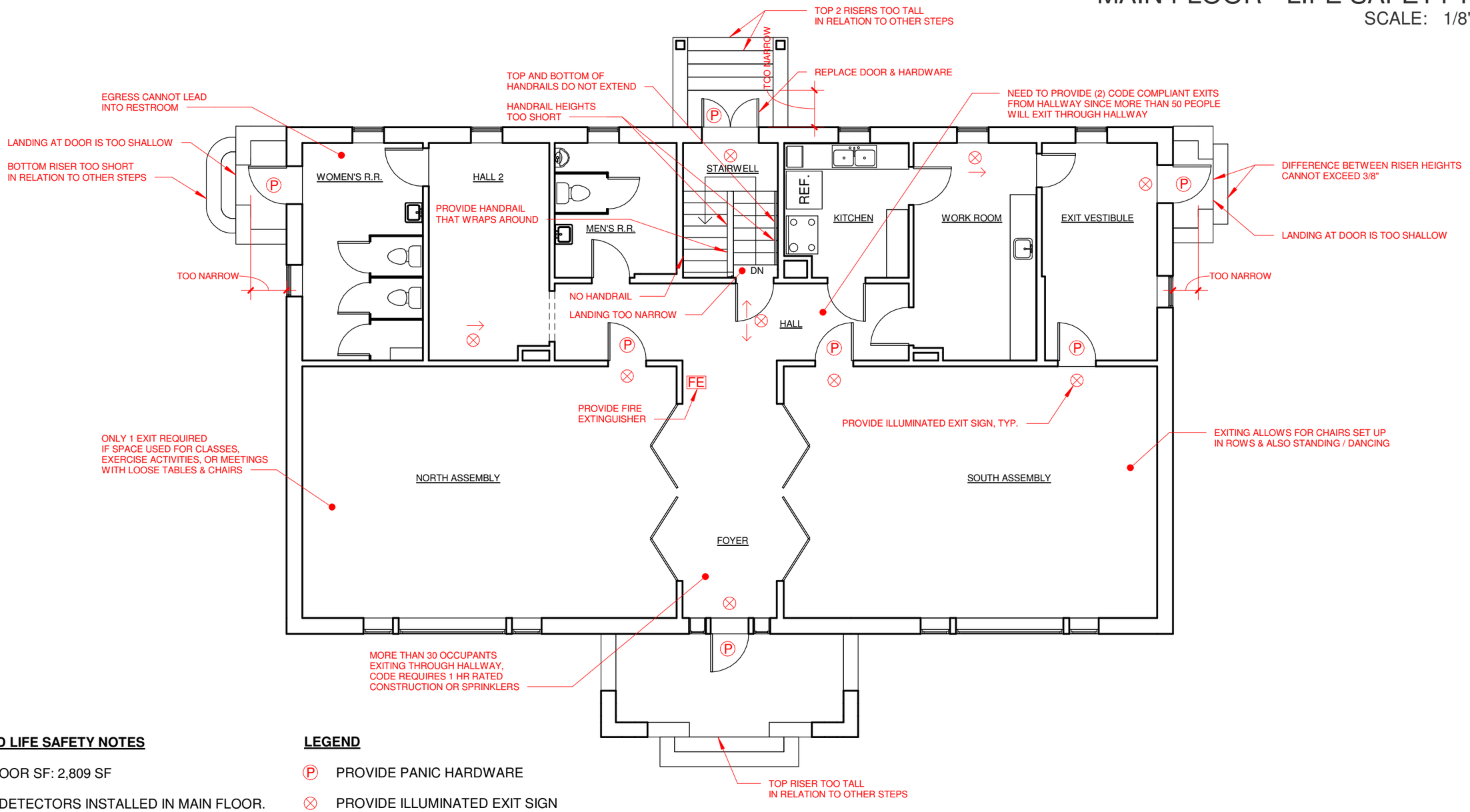
MAIN FLOOR - LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"



STANDARD LIFE SAFETY NOTES

1. MAIN FLOOR SF: 2,809 SF
2. SMOKE DETECTORS INSTALLED IN MAIN FLOOR.
3. BUILDING IS NOT SPRINKLERED.
4. NO ILLUMINATED EXIT SIGNS.
5. NO FIRE EXTINGUISHERS.

LEGEND

Ⓟ PROVIDE PANIC HARDWARE

⊗ PROVIDE ILLUMINATED EXIT SIGN

FE PROVIDE FIRE EXTINGUISHER

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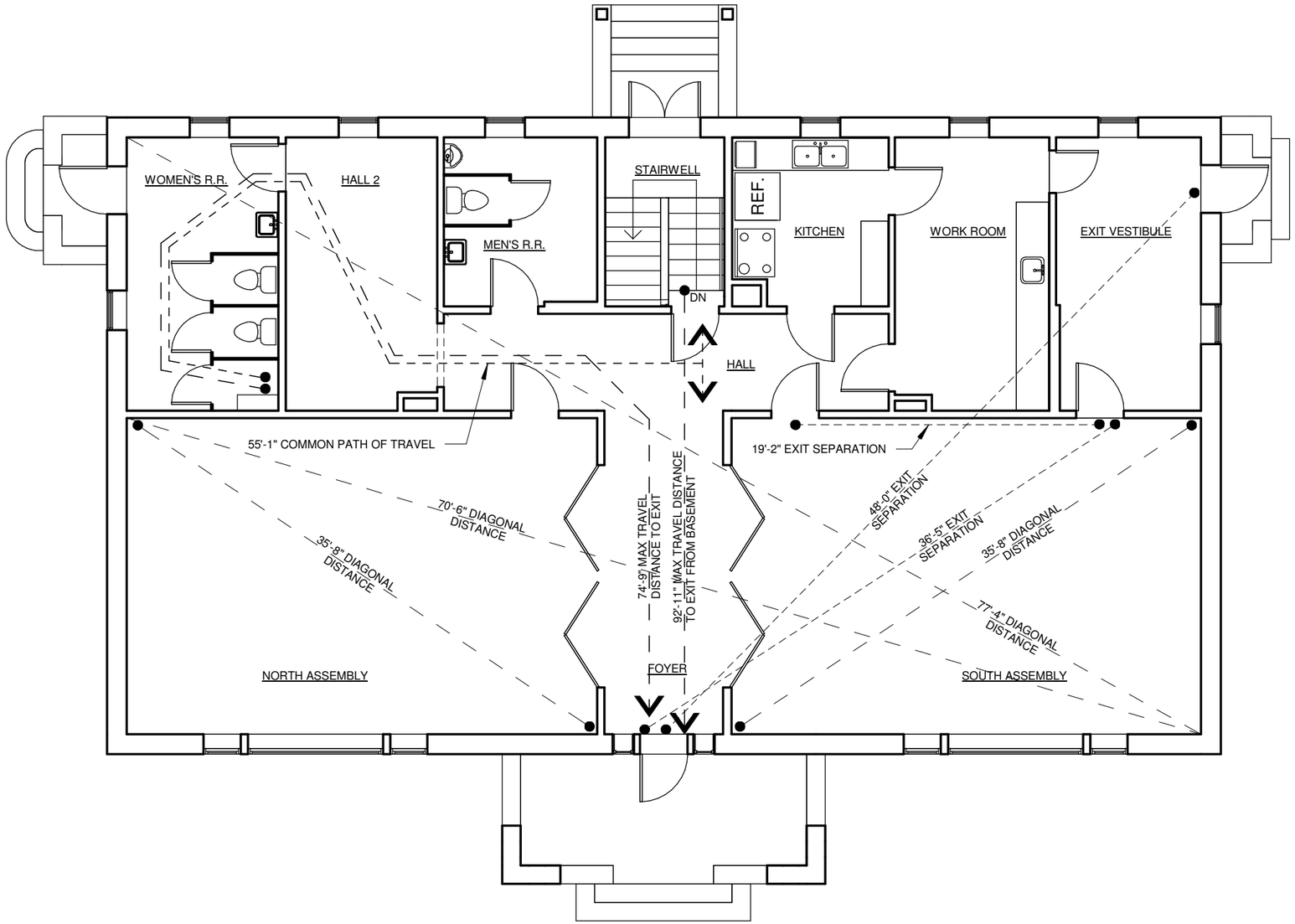
MAIN FLOOR - OCCUPANT LOADS & EXITING

SCALE: 1/8" = 1'-0"



STANDARD LIFE SAFETY NOTES

1. MAIN FLOOR SF: 2,809 SF

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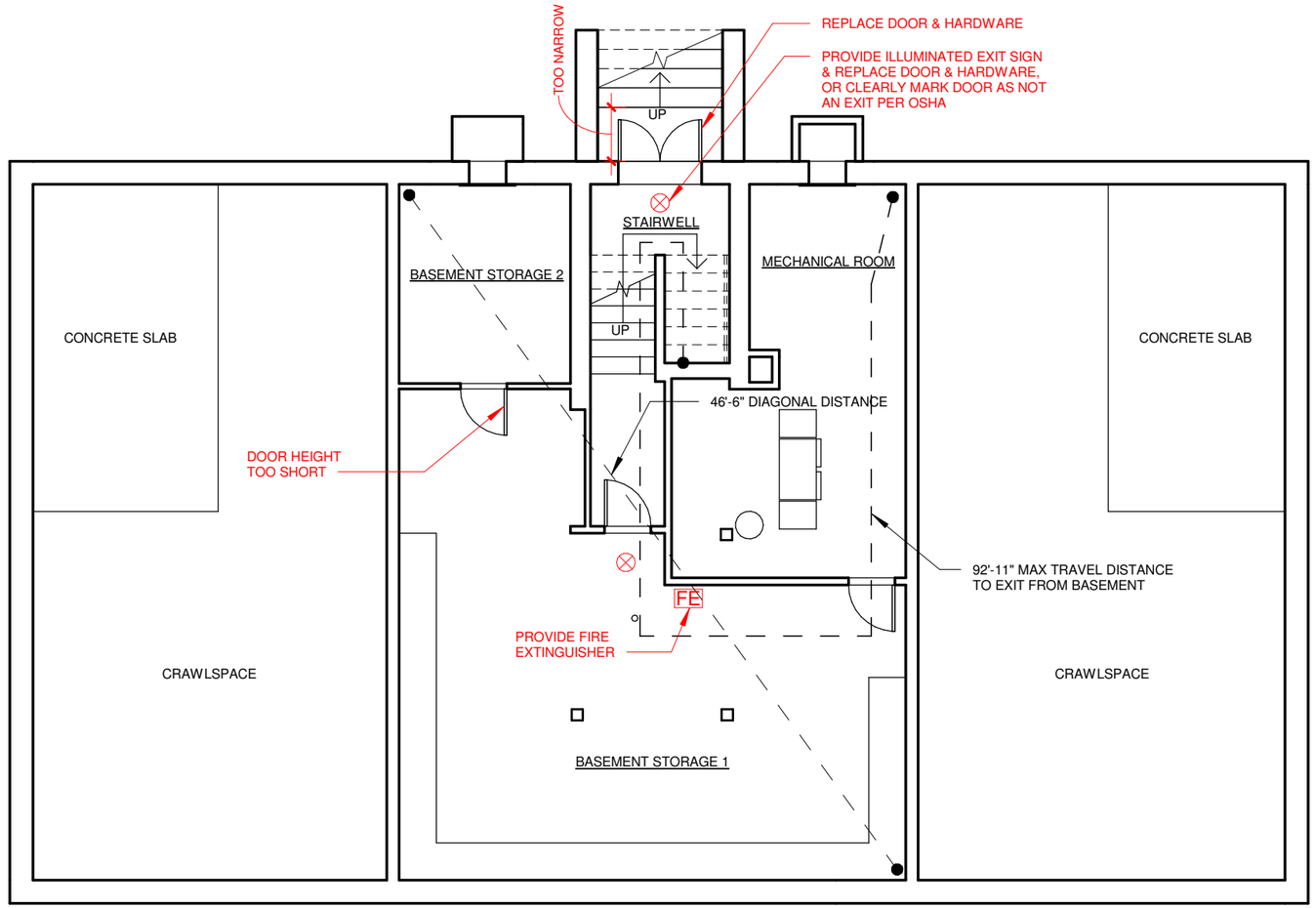
BASEMENT - LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0"



STANDARD LIFE SAFETY NOTES

1. BASEMENT SF: 953 SF
2. NO FIRE ALARM SYSTEM IN BASEMENT.
3. BUILDING IS NOT SPRINKLERED.
4. NO ILLUMINATED EXIT SIGNS.
5. NO FIRE EXTINGUISHERS.

LEGEND

Ⓟ PROVIDE PANIC HARDWARE

⊗ PROVIDE ILLUMINATED EXIT SIGN

FE PROVIDE FIRE EXTINGUISHER

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6. FACILITY ASSESSMENT: STRUCTURAL

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13228 NE 20th Street, Suite 100, Bellevue, WA 98005-2049
Phone (425) 614-0949 Fax (425) 614-0950
Bellevue, WA | New York, NY

February 21, 2020

Lee Driftmier
The Driftmier Architects, P.S.
7983 Leary Way NE, Redmond, WA 98052

Ref: Hales Pass School House, Gig Harbor– Site Visit Report
AUE No: 20001

Dear Mr. Driftmier,

At your request, AUE completed a structural site survey on January 20th, 2020 at the Hales Pass School House. The structure is located at 3507 Ray Nash Dr. NW, Gig Harbor 98335. The goal of the survey was to evaluate and document any observable structural issues with the building and provide recommendations on the remedies that may be required to address any structural issues.

It is our understanding that The Driftmier Architects and Peninsula Metropolitan Parks are planning to make alterations to the existing facility, and these alterations, depending on the findings from the site visit, may include but are not limited to:

- Upgrading the structure to current code adopted by the local city.
- Full removal of chimney

This report presents the survey findings and offers recommendations on the topics that are abbreviated above.

Existing Buildings Description

The subject structure is a rectangular one-story building with a gabled roof and two cross gable bays on the front façade. The main building has a half basement and because the foundation was covered it is assumed to be continuous concrete walls and spread footings at columns. At the back of the first floor there are two sets of stairs. One set of stairs leads down to the basement and the other set of stairs leads up outside to the covered walkway. The walkway is attached to the main building and leads up to an open gabled roof picnic area.

Built in 1938, the schoolhouse is registered as a historic building. It is currently being used as a community center. The building is assumed to have been designed based off the code at the time of construction. To upgrade the building to the current code, 2015 IBC and ASCE 7-10, a full seismic load analysis is required. Since the 2015 IBC and ASCE 7-10 structural requirements are more stringent than the past building codes the lateral forces are likely to be amplified. The analysis will help determine how the new induced loads are being transferred to the foundation. In addition, some of the existing framing may need to be reinforced or replaced to resist the new design loads.

Throughout this report are recommendations on how to bring specific structural members up to code if the seismic analysis proves that some members are inadequate. All assumptions described above will be verified upon design.

Slab and Foundation:

It is our assumption that the wood posts are supported on spread footings, while the concrete walls are supported on continuous footings. There were no signs that could indicate the actual footing sizes. Upon loading analysis, minimum footing sizes will be determined, and the actual conditions should be verified during construction. The basement slab is assumed to be a concrete slab on grade. No serious cracks were detected.

Framing Elements and Walls:

Framing Elements

The first floor is a straight wood sheathing supported by wood framing. The floor joists are true 2x10 old growth timber spaced at 16" o.c., see figure 2 for first floor framing plan. During the site visit we noticed that some of the exposed floor joists appear to have been exposed to water. This observation was based on appearance of the joists and no physical tests were performed

There are 8x10 wood beams supporting the floor joists. The beams are bearing on 8x8 wood columns that sit on top of 12x12 concrete pedestals. These concrete pedestals bear on the basement slab and footing, which extends about 7 inches above the slab. We noticed that there were no tie downs or clips at the column to beam connections. This leads us to believe that these connections are designed just for gravity loads. We will need to verify if each connection will be able to adequately resist all gravity and lateral forces. See figure 1 for typical beam to column connection.

Wood framing elements at the building exterior, such as window headers, porch roof supporting wood posts and exterior posts, were exposed to moisture over a long period of time. Hence, some of these framing elements show rot damage. This rot damage can weaken the strength of a framing member. If the rot damage has compromised the strength of the member than it should be replaced. There are some tests that can verify the extent of rot damage and if the member needs to be replaced. One method to test for rot damage would be to use the IML-RESI PD400 equipment. The IML-RESI PD400 can reveal to the inspector if the wood member is in a rotting state. Depending on the test results, these members would need to be replaced.

Figure 1 Beam to Column Connection

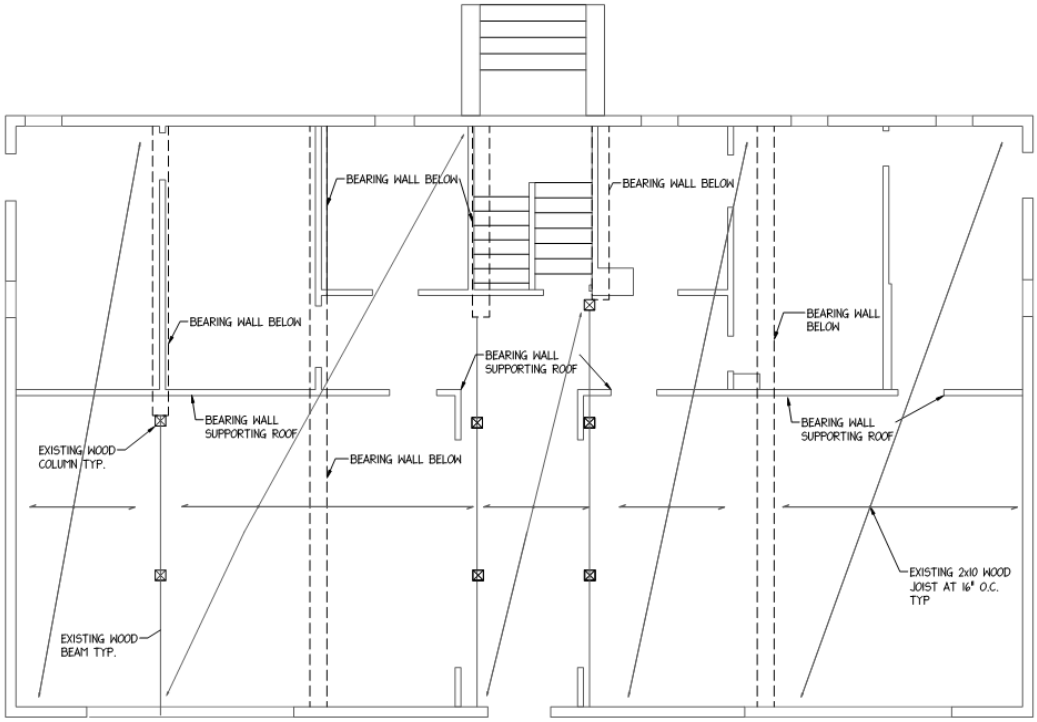

Figure 2 First Floor Framing Plan

Walls

The exterior walls are constructed out of stone blocks and the interior walls appear to be 2x4 wood studs at 16" o.c. The walls looked to be in good condition without any visible damages. On the first floor there is an interior bearing wall that supports the roof joists, shown on figure 2. The load bearing walls in the basement are concrete walls. These walls are shown in figure 2 as the walls below. We are assuming that the bearing walls are also the shear walls. A partial demo is required to verify the presence of sheathing size, presence of holdowns, and fastener spacing. The partial demolition did not occur because it was not previously approved for the study. Depending on the lateral analysis, holdowns may be required at shear wall ends, and a 3/8" minimum thickness of plywood sheathing is required on the wood shear walls. Adding new holdowns typically involve some foundation/slab work.

Roof:

The roof framing was observed through a small ceiling hatch. The steep gabled roof's ridge beam and joists are composed out of wood logs and appears to have plywood sheathing. It is presumed that the roof has been retrofitted because of the presence of the plywood sheathing and the steel rod bracing. The roof framing is assumed to be laterally supported by the braces shown in figure 3 and figure 4. Asphalt shingles cover the roof and a chimney is located on the rear slope. Having the chimney on the roof without any lateral support would cause a seismic concern, however it was discussed on site that the chimney will be removed entirely. During chimney removal, the chimney opening at the roof will need to be patched adequately to prevent any moisture from getting inside the building. The roof system appeared to be in good condition and no major structural issues were observed or reported during the site survey.

Figure 3 Roof Braces

Figure 4 Chimney Extending Through Roof

Covered Walkway and Picnic Area:

Covered Walkway

The covered walkway is attached to the rear of the building by a wood member that pockets into the masonry wall. Refer to figure 5 for connection of walkway to main building. This walkway consists of two rows of five wooden posts. Each row of posts supports an 8-inch diameter continuous log that ends at the post closest to the main structure. On top of these two 8-in diameter continuous logs are 2x8 wood members that spans between two posts in the same row. The gabled roof to this walkway has 2x4 wood joists that are spaced 24 inches o.c. and plywood sheathing on top. These joists then connect to a ridge beam. At every 48 inches o.c. there are 2x4 horizontal members that connect to the roof joists and the 2x8 wood member. These 2x4 horizontal members are tension members that keep the roof system stabled. The connection of the tension members to the main beam will be checked. If the lateral system for the walkway is unable to sustain the increased lateral loads, then a new lateral system would have to be added. The new lateral system can be an embedded (cantilevered) steel post or P.T. wood post which is completely new or one that replaces some of the existing posts. The new post will be connected to the existing longitudinal beams at the top. To transfer the roof dead load to the new post, the existing longitudinal beams will need to be shored and jacked. The exact number of the new lateral system (cantilever post system) will be confirmed upon analysis. The new lateral system will require some slab/foundation work.

Figure 5 Connection of Walkway Roof Beam to Main Building

Sheltered Picnic Area

The sheltered picnic area's gabled roof is framed with circular log beams at 24" o.c. and has plywood sheathing on top of the framing. The log framed roof is supported by log beams around the perimeter. These log beams span between vertical 14-inch diameter log posts. The vertical log posts are supported on stone bases that are on top of the stone stucco perimeter wall. However, at the corners of the picnic area there are stepped corner supports that the log beams bear on. These stepped corner supports are composed of stone blocks. The floor of the picnic area is assumed to be a concrete slab on grade.

There is a large crack in the slab that causes about a 4-inch height difference. This implies that the concrete slab is just plain concrete without reinforcement. The crack may have occurred due to partial swelling of the soil underneath. The current building code requires minimum steel reinforcement in concrete to reduce cracking due to temperature and shrinkage. Field test are required to check for the presence of reinforcement in the slab. If the slab is found to have no reinforcement, then the slab would need to be stripped out and re-poured with adequate reinforcement. Typical reinforcement for an exterior slab on grade would be #4 bars at 16 or 18 inches on center. In addition, there is a visible shrinkage crack on one of the perimeter walls, but it does not appear to be structural concern, see figure 6. The roof is laterally supported by a circular log tension member that are located at the posts. Overall the log framing appears to be in good condition see figure 6 and 7.

Figure 6 Visible Shrinkage Crack at Perimeter Wall

Figure 7 Typical Shrinkage Crack in Log Framing Members

Conclusion:

The building, walkway, and the sheltered picnic area are assumed to be supported on a concrete foundation. It is presumed that the bearing walls of the main building are also resisting the lateral loads. A partial demolition is required to verify the presence of shear resisting elements such as holdowns, wall sheathing thickness, sheathing fastener size and spacing. To bring the existing building to current code a full seismic load analysis is required. Depending on the analysis results the existing shear resisting elements might need to be upsized to meet the new design loads.

The gravity loads of the building are being resisted by wood stud walls, wood floor joists, wood/log beams and columns. The covered walkway and the sheltered picnic area's gravity loads are being resisted by a combination of wood and log posts, beams and joists. As discussed above, the picnic area and walkway's lateral system appears to be wooden cantilever posts. Typically, for a cantilever wood post lateral system, the supporting footing is around 4 feet deep and the size could be 18 inches in diameter or greater. Additionally, to ensure adequate fixity at the post base, wooden posts are normally embedded at a minimum

of 2 feet into the concrete footing. Currently, no information is available on the depth of the wood post embedment nor the size of the footing below.

Since this crucial information is unknown for the existing structure, the seismic analysis will consider adding a new set of cantilever posts. These new posts can replace some of the existing posts. Conversely, if the intent is to keep the existing framing, then adding a new system is another option. Both options will involve shoring the existing roof system and jacking to transfer a portion of the roof dead load to the new system. The new posts can either be steel or pressure treated wood. Metal connectors will be installed at the top to resist lateral and gravity/uplift forces. Figure 8 shows the layout of the existing vertical framing elements of the walkway and picnic area. A preliminary layout of the posts that may need to be replaced is also shown in figure 8.

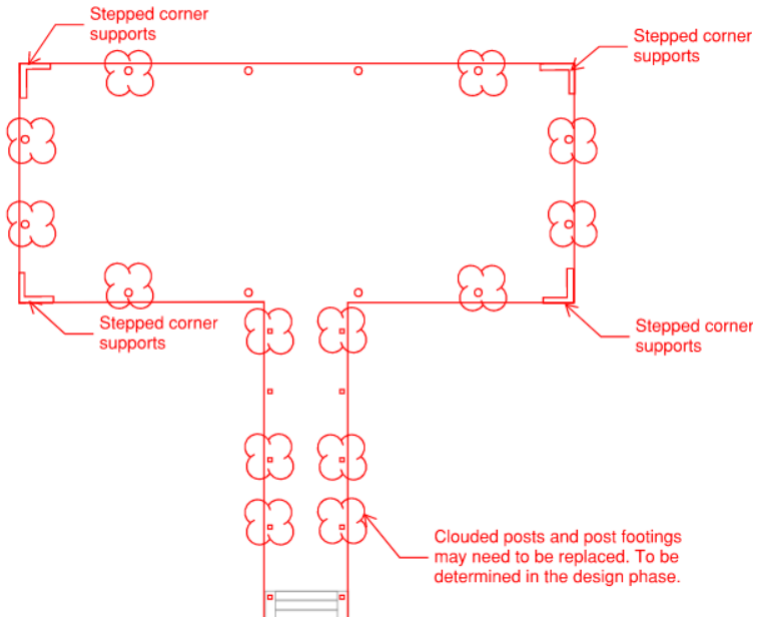

Figure 8 Walkway and Picnic Area Vertical Framing Member

Disclaimer:

The observations included in the report are based on one site visit to the subject building. No calculations were made to determine the adequacy of structural members. We did not disturb any existing structural elements to make these observations. All discovered items will need to be verified prior to any construction. We appreciate the opportunity to work with you on this project and would invite any calls if you have any questions or comments.

Sincerely,
AUE

Bianca Green

7. FACILITY ASSESSMENT: MEP

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EXISTING BUILDING MEP SYSTEM ASSESSMENT REPORT

HALE PASS PARK COMMUNITY CENTER, GIG HARBOR, WA

February 14, 2020

Project Summary:

Hale Passage Community Center is a rustic 2800 SF building originally constructed in 1938. The plumbing and electrical systems have been identified as needing to be upgraded along with a look at the mechanical systems for the small kitchen being planned. A new water well is being planned but is not in the scope of this report. This report is an assessment of the mechanical, plumbing, and electrical systems that are presently installed in the building. Each discipline is listed in its own section along with statements of required and recommended changes to those systems. Items that are of particular concern are shown in **Bold**.

MECHANICAL:

1. **The existing range top in the kitchen does not have a hood or any exhaust in the kitchen.** This is a code violation. Current code will require a Type I hood for any range top (because it can be used for pan frying) in a commercial environment (see below code excerpt). A Type I hood would likely not be required for warming of foods in a domestic convection oven/Microwave, steaming of foods in a domestic steam pot, or other domestic appliances that could not be used for roasting, pan frying and deep frying. A residential hood would still be required. Steaming, heating and baking with commercial appliances will require at least a Type II hood.

Excerpt from 2015 IMC with Washington Amendments:

507.1.2 Domestic Cooking Appliances Used for Commercial Purposes

Domestic cooking appliances utilized for commercial purposes shall be provided with Type I, Type II or residential hoods as required for the type of appliances and processes in accordance with Table 507.1.2 and Sections 507.2 and 507.3. Domestic cooking appliances utilized for domestic purposes shall comply with Section 505.

TABLE 507.1.2TYPE OF HOOD REQUIRED FOR DOMESTIC COOKING APPLIANCES IN THE FOLLOWING SPACES[a,b]

Community or party room in apartment and condominium	1. Boiling, steaming and warming precooked food	Residential hood[c] or Type II hood[d]
	2. Roasting, pan frying and deep frying	Type I hood

a. Commercial cooking appliances shall comply with Section 507.2.b. Requirements in this table apply to electric or gas fuel appliances only. Solid fuel appliances or charbroilers require Type I hoods.c. Residential hood shall ventilate to the outside.d. Type II hood required when more than one appliance is used

2. **There is no exhaust, hood, ventilation or heat in the kitchen.** Heat needs to be provided along with some form of exhaust. Make-up air will be reviewed and could possibly be transferred from other areas in the building.
3. **There is no exhaust for the men's restroom.** This is a code requirement and required to be installed. This fan could simply exhaust through the roof.
4. Basement is not insulated, is used for crawlspace ventilation cross flow, has uninsulated pipes and has heat provided to it from the ducted furnace. **All of this is not code compliant.**

   We recommend the following:
   - Insulate the walls of the basement and seal off openings to the adjacent crawlspace. Crawlspace ventilation would need to be reviewed.
   - Maintain heat to basement so pipes do not freeze. One option is to install an electric heater, so air is not shared with main floor.
   - Provide basic exhaust and intake to change over air to evaporate moisture from the space.
5. Thermostat for the system is not near a return and not in a good place to measure air temperature of the main rooms. We recommend moving it and possibly installing remote sensors for temperature averaging.
6. None of the ductwork in the crawlspace is insulated. We recommend insulating all ductwork in the basement and crawlspace. Ducts need to be sealed as well.
7. There is no ventilation air being provided to this building other than natural ventilation through opening the windows. The window areas likely do not meet current code for natural ventilation. We recommend a new outside air duct (or system) be installed and connected to the furnace system. Options are:
   a. If the chimney is removed, reuse this vertical space and route a duct through the roof for intake.
   b. Route a duct through the basement to one of the window wells and modify for an intake.
   c. Route a duct through a new area to the roof and install an intake hood at the roof.
   d. Alternatively, we could install a dedicated outdoor air system and energy recovery ventilator in the attic and duct into each space, through the roof or gable ends.
8. **Current furnace vents do not terminate per code since they are in a below grade well and potentially are a hazard.** The furnaces also pull combustion air through the crawlspace into the basement. Once the basement is sealed and insulated, this will block off the combustion air source. We recommend routing the furnace flues and install intake pipes thru the roof with the outside air duct. This will eliminate the combustion air problem in the basement.

ELECTRICAL:

1. The building has a 200A, 120/240V, single phase, overhead service. The electrical meter is not installed on the building but is remotely located on the power pole at the property line. This is unusual and during the electrical system upgrade, the utility may require the meter to be relocated on the building. This is fully at the discretion of the power utility.
2. The main service disconnect is an exterior facing, recessed enclosed main circuit breaker. The disconnect face is not flush with the surface of the building which causes access to be limited. We recommend as part of the electrical system upgrade to replace the main service disconnect and relocate it for better access. See main panel recommendations below for additional information.
3. **The main electrical grounding system consists of a single ground rod. This grounding system is not code compliant and needs to be upgraded to include, at a minimum, 2 ground rods and a water bond to the main incoming metallic water pipe.**
4. The main electrical panel is in the hallway. The electrical panel is installed inside the cabinet of an earlier electrical panel. This is a very unusual configuration and likely has code violations, but the covers were not removed to inspect (we only remove covers with an electrician present). I saw through the gap between panel covers, that there are unclosed knockouts, conductors and sharp edges in close proximity to one another. The panel only has 2 single pole breaker spaces available. **We recommend replacing this panel and removing the old panel being used as a wireway. The new panel should include additional breaker spaces for future equipment and circuits. The new panel could be relocated to the outside wall in which the main service disconnect enters the building. Installing a main circuit breaker panel would eliminate the need for the exterior main disconnect. Branch circuits would have to be extended to the new panel location, but attic access is more than adequate to accomplish this.**
5. The electrical system consists mostly of circuits in EMT conduit. There are places where older NMC (Romex) cables are used. Much of the wiring appears to be older than 20 years old (which is the accepted useful life of conductors). **We recommend replacing all wiring in the building and including an insulated ground wire in all conduits to insure a safe electrical system.**
6. There is an 8-pole subpanel in the basement mechanical room installed in 2007 based on the inspection sticker. The panel has no circuit directory listing what circuits serve. There are no spares and all breakers are on. The panel needs to have a proper circuit directory created in the panel.
7. **There is old fabric covered NMC wiring coming out of the basement subpanel. All wiring of this type is very old and all should be replaced, since it is a serious fire hazard.**
8. The electric water heater in the basement does not have a disconnect at the appliance nor does it have lock out means installed in the electrical panel upstairs from which it is fed. **A lockout method or disconnect shall be installed on the water heater for safety.**
9. **There are no visible exit signs, emergency lighting or exit discharge lighting. All of this is required to be installed.**
10. Light fixtures throughout are incandescent, except for one fluorescent fixture in the basement stairway. We recommend re-lamping with LED bulbs at a minimum to save energy. If significant changes are made to the lighting system, the lighting system will be

required to meet current code including LED fixtures, daylight harvesting, and automatic off control.

PLUMBING:

1. A new well is being planned. Space within the building will have to be planned for a pump, expansion tank and controls unless an exterior well house is constructed.
2. The existing galvanized piping and galvanized/copper transitions are in bad shape. Many transitions do not have di-electric unions to separate metals which is a code violation**.** We recommend all piping be replaced throughout the building to avoid inevitable water leaks.
3. The waste vent system is comprised of cast iron, galvanized and ABS piping. We recommend replacing all galvanized piping with new due to age.
4. There are three sewer lines that exit the building out the back. The condition of those lines is unknown. We recommend having the lines inspected for damage, deterioration, sagging, or other conditions which diminish their usefulness.
5. Hose bibs are installed in a manner that could allow them to freeze which is a code violation. We recommend new freeze proof hose bibs though installation through the stone wall is tricky. Alternatively, they might consider, new freeze proof yard hydrants near the existing locations.
6. Water heater installation does not meet code. It does not have an expansion tank, seismic straps, and T&P relief pipe not correct. We recommend a new hot water tank and revised installation.
7. Pipe sizing in the building is marginal and may not meet code. This would be resolved by replacing and resizing piping as mentioned above.

End of Report

8. SURVEY

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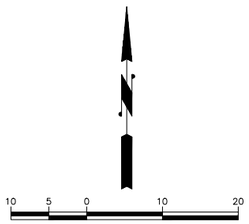
A PORTION OF SW 1/4, SECTION 22, TOWNSHIP 21 NORTH, RANGE 01 EAST, W.M., PIERCE COUNTY, WASHINGTON



SCALE 1" = 10'

BASIS OF BEARING:

WASHINGTON STATE PLANE COORDINATE SYSTEM
(NORTH ZONE, NAD 83/91)

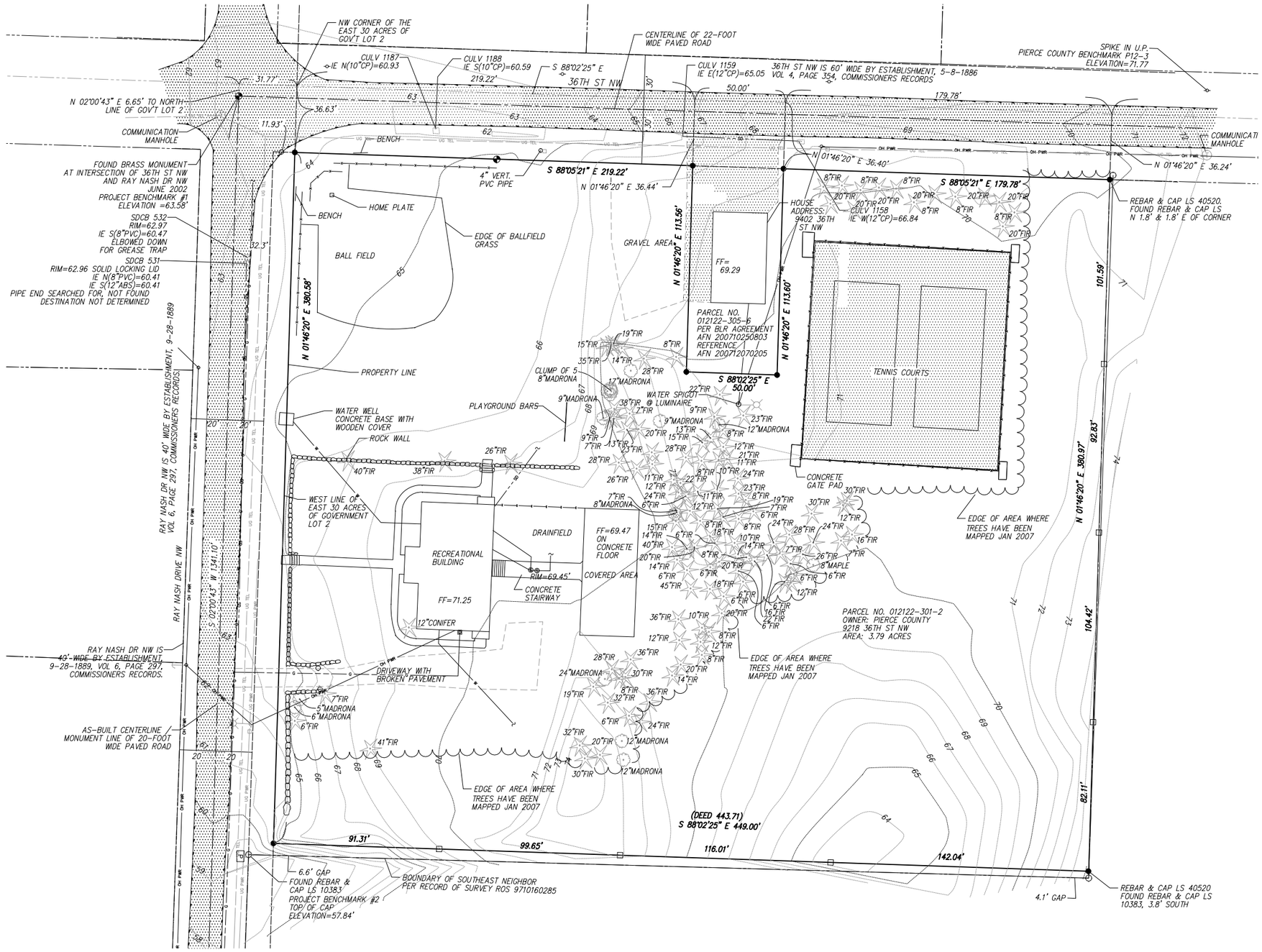
VERTICAL DATUM: NAVD 88
CONTOUR INTERVAL - 2'

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 30 ACRES OF GOVERNMENT LOT 2 IN SECTION 22, TOWNSHIP 21 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 249 FEET; THENCE SOUTH 150 FEET; THENCE EAST 50 FEET; THENCE NORTH 150 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE EAST ALONG SAID NORTH LINE 150 FEET; THENCE SOUTH 417.21 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 443.71 FEET TO THE WEST LINE OF THE EAST 30 ACRES OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE 417.42 FEET TO THE POINT OF BEGINNING. EXCEPT RAY NASH COUNTY ROAD; ALSO EXCEPT HORSEHEAD-LOCKER EXTENSION COUNTY ROAD.

NOTES:

1. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS WERE PROVIDED BY CLIENT. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, CHS ENGINEERS, LLC HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS CHS AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. CHS HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. BASIS OF BEARING: BASED ON SURVEY BY ASPEN LAND SURVEYING, JUNE 22ND, 2008.
3. VERTICAL DATUM: NGVD 29 DATUM. PER PIERCE COUNTY BENCHMARK #P12-3.
4. KING COUNTY ASSESSOR PARCEL NUMBER – 681780-1090
5. PARCEL AREA = 11,609 SQ.FT.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPILATION OF PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.



SURVEY INSTRUMENTATION:

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

No.	Date	By	Ckd	Revision

BOUNDARY / TOPOGRAPHIC SURVEY

JOHN P. CHRISTENSEN 22428 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF WASHINGTON

Drawn: JPC
Designed:
Checked:
Approved:

CHS ENGINEERS
12507 BEL-RED RD. STE. 101 BELLEVUE, WA 98005-2500
TEL 425-637-3693
www.chsengineers.com

PENINSULA METRO PARKS

3507 RAY NASH DR NW
GIG HARBOR, WA 98335

Sheet 1 Of 1

Job No. 692001

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9. SCHEMATIC DESIGN PLANS

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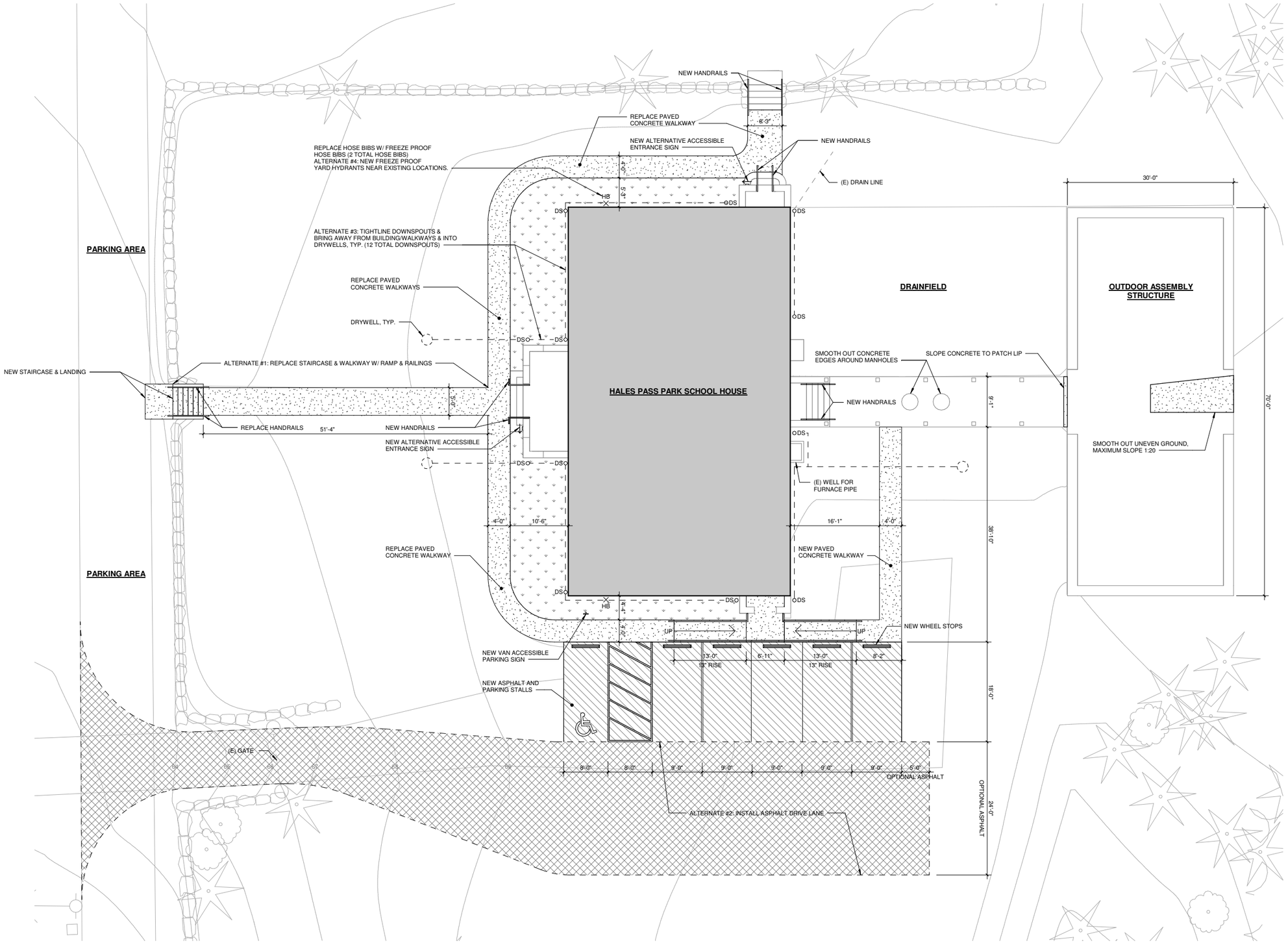

SCALE: 1/8" = 1'-0"

0 2 4 8

COST ESTIMATE SITE PLAN - OPTION 2

SCALE 1/8" = 1'-0"

1

The Driftmier Architects, PS

7983 Leary Way NE
Redmond, WA 98052
(425) 881-7506
mail@driftmier.com

HALES PASS PARK SCHOOL HOUSE RENOVATION COST ESTIMATE PLANS

PROJECT ADDRESS

REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	COST ESTIMATE
ISSUE DATE:	3/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:

SITE PLAN - OPTION 2

SHEET NUMBER:

SD1

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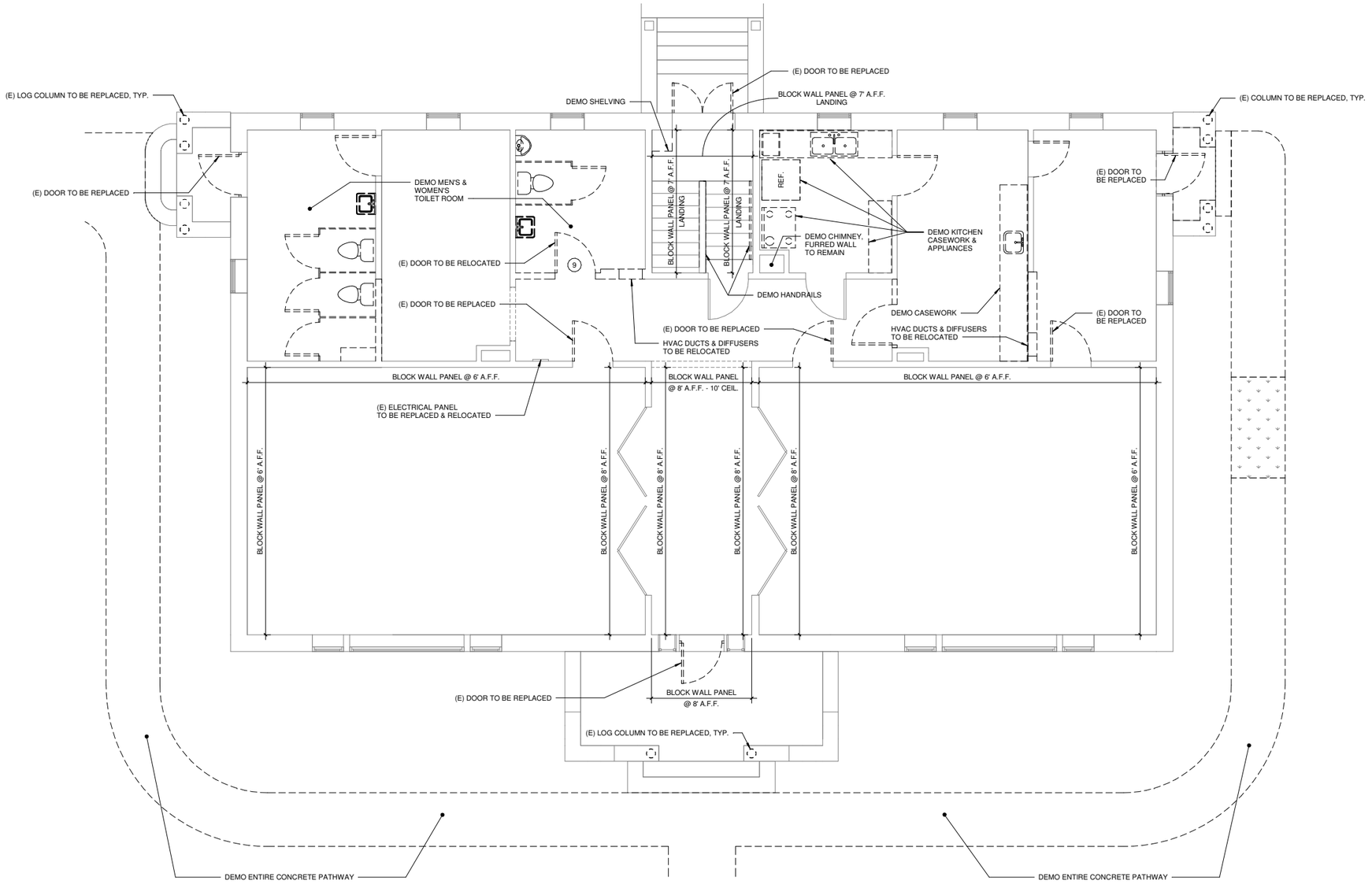

SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

LEGEND

EXISTING CONSTRUCTION TO REMAIN

CONSTRUCTION TO BE DEMOLISHED

COST ESTIMATE MAIN FLOOR DEMO PLAN - OPTION 2

N

SCALE 1/4" = 1'-0"

1

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HALES PASS SCHOOL HOUSE RENOVATION COST ESTIMATE PLANS

PROJECT ADDRESS

REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	COST ESTIMATE
ISSUE DATE:	3/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:
DEMO FLOOR PLAN - MAIN FLOOR OPTION 2

SHEET NUMBER:
SD2

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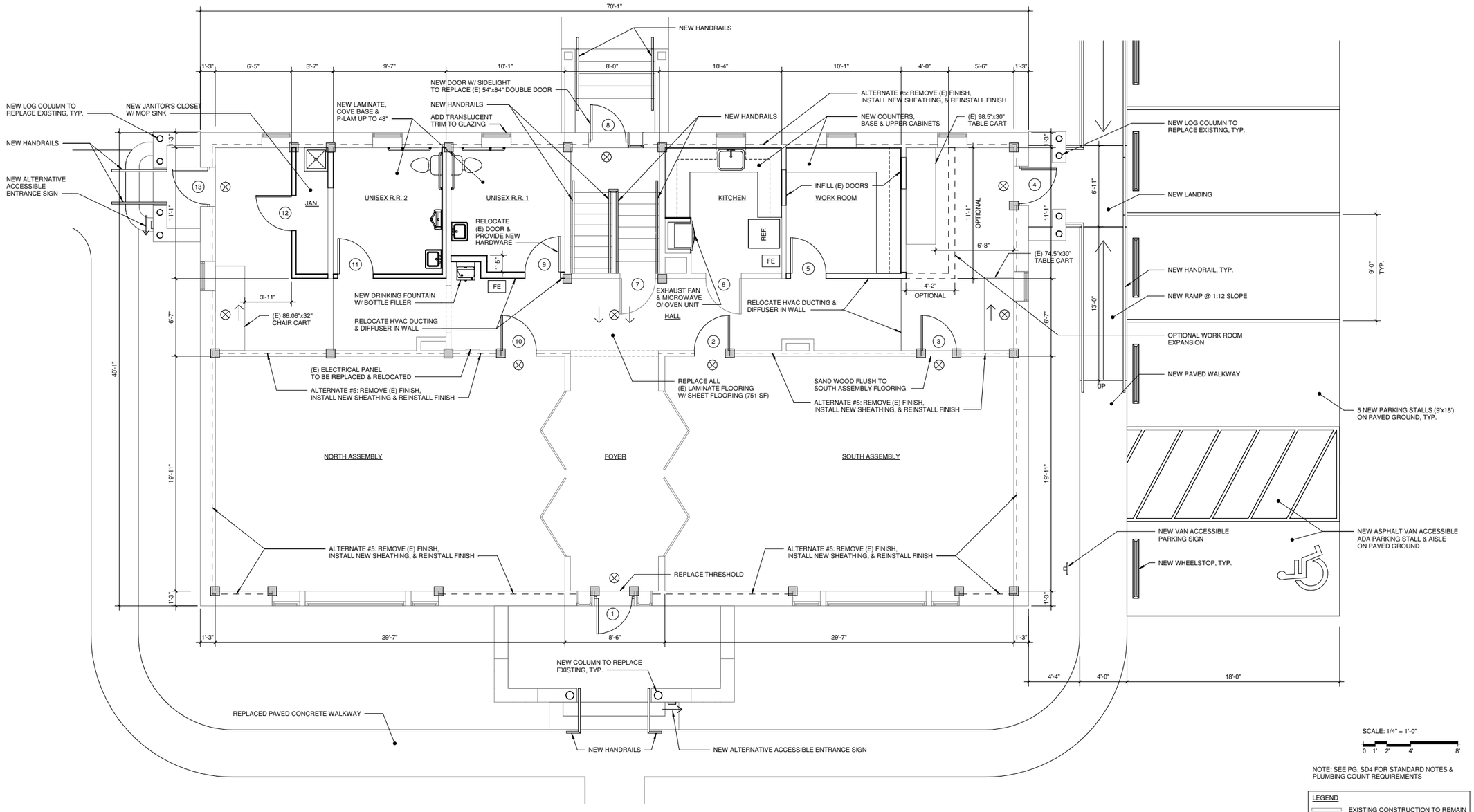


SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

NOTE: SEE PG. SD4 FOR STANDARD NOTES & PLUMBING COUNT REQUIREMENTS

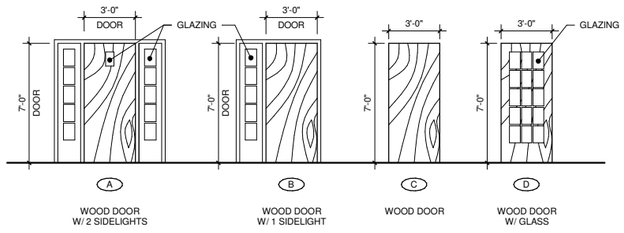
LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

COST ESTIMATE MAIN FLOOR PLAN - OPTION 2

SCALE 1/4" = 1'-0" — 1



DOOR TYPES

SCALE 1/4" = 1'-0" — 16

DOOR SCHEDULE

NUMBER	LOCATION	TYPE	DOOR	FRAME	SIDELITE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	HARDWARE
1	FOYER	A	NEW (REPLACE)	EXISTING	(2) EXISTING	WOOD, GLASS	STAINED	EXISTING	EXISTING	PANIC HARDWARE
2	HALL	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
3	HALL	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
4	HALL	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
5	WORK ROOM	C	NEW	NEW		WOOD	STAINED	MATCH EXISTING	MATCH EXISTING	LEVER HARDWARE
6	KITCHEN	C	EXISTING	EXISTING		WOOD	EXISTING	EXISTING	EXISTING	REPLACE W/ LEVER HARDWARE
7	HALL	D	EXISTING	EXISTING		WOOD, GLASS	EXISTING	EXISTING	EXISTING	REPLACE W/ LEVER HARDWARE
8	STAIRWELL	B	NEW (REPLACE)	NEW	(1) NEW	WOOD, GLASS	STAINED	MATCH EXISTING	MATCH EXISTING	PANIC HARDWARE
9	UNISEX R.R. 1	C	RELOCATED	NEW		WOOD	EXISTING	MATCH EXISTING	EXISTING	REPLACE W/ LEVER HARDWARE
10	HALL	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE
11	UNISEX R.R. 2	C	NEW	NEW		WOOD	STAINED	MATCH EXISTING	MATCH EXISTING	LEVER HARDWARE
12	JAN.	C	NEW	NEW		WOOD	STAINED	MATCH EXISTING	MATCH EXISTING	LEVER HARDWARE
13	HALL	C	NEW (REPLACE)	EXISTING		WOOD	STAINED	EXISTING	EXISTING	PANIC HARDWARE

DOOR SCHEDULE

SCALE N/A — 8

BUILDING - SYMBOLS

- NEW ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHTING - 10 TOTAL
- FE — NEW SEMI RECESSED FIRE EXTINGUISHER - 2 TOTAL
- NEW HOLDOWN PER STRUCT. - 25 TOTAL

SITE - SYMBOLS

- NEW ALTERNATIVE ACCESSIBLE ENTRANCE SIGN - 2 TOTAL
- NEW VAN ACCESSIBLE PARKING SIGN - 1 TOTAL
- NEW WHEELSTOPS - 6 TOTAL
- (E) INDICATES EXISTING ITEM

PLAN SYMBOLS

SCALE N/A — 4

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HALES PASS SCHOOL HOUSE RENOVATION COST ESTIMATE PLANS

PROJECT ADDRESS

REVISION SCHEDULE		
NO.	TYPE REVISION	DATE

ISSUE:	COST ESTIMATE
ISSUE DATE:	3/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME: **FLOOR PLAN - MAIN FLOOR OPTION 2**

SHEET NUMBER: **SD3**

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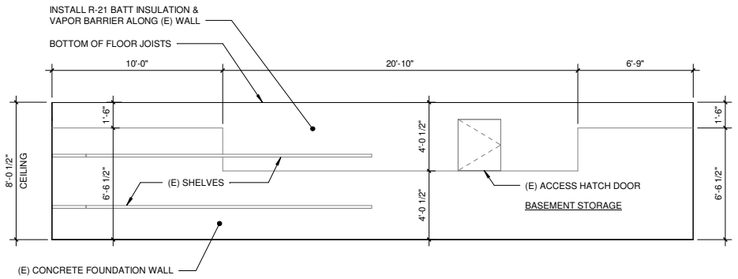
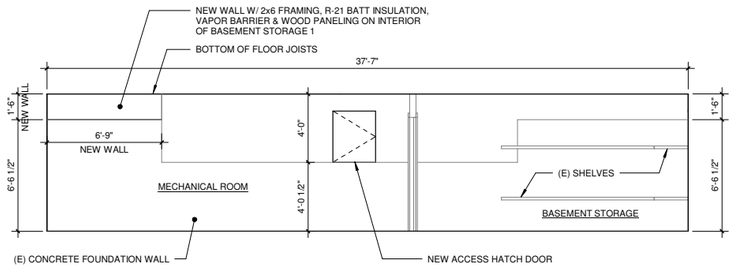


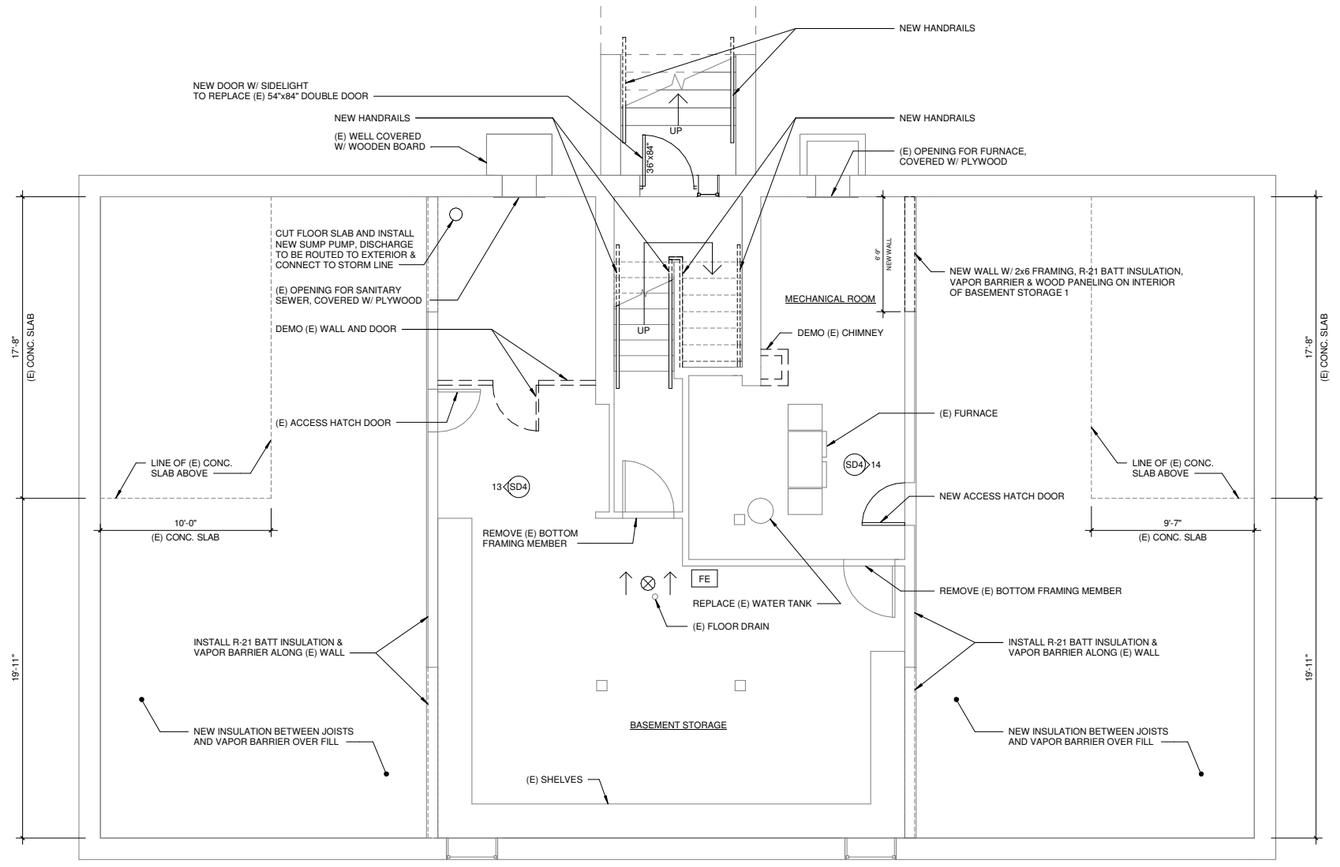
NORTH INTERIOR ELEVATION

SCALE 1/8" = 1'-0" — 13



SOUTH INTERIOR ELEVATION

SCALE 1/8" = 1'-0" — 14



SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION

COST ESTIMATE BASEMENT - OPTION 2

N — SCALE 1/4" = 1'-0" — 1

REQUIRED PLUMBING FIXTURES (2015 IBC 2902.1 + 2015 IPC 419.2)

MEN'S WATER CLOSETS
A-3 (1 PER 125): 40 / 125 = .320
S (1 PER 100): 1.9 / 100 = .019
TOTAL = 1 WATER CLOSET

WOMEN'S WATER CLOSETS
A-3 (1 PER 65): 40 / 65 = .620
S (1 PER 100): 1.9 / 100 = .019
TOTAL = 1 WATER CLOSETS

DRINKING FOUNTAINS
A-3 (1 PER 500): 80 / 500 = .160
S (1 PER 1,000): 3.8 / 1,000 = .0038
TOTAL = 1 DRINKING FOUNTAIN

MEN'S LAVATORIES
A-3 (1 PER 200): 40 / 200 = .400
S (1 PER 100): 1.9 / 100 = .019
TOTAL = 1 LAVATORY

WOMEN'S LAVATORIES
A-3 (1 PER 200): 40 / 200 = .400
S (1 PER 100): 1.9 / 100 = .019
TOTAL = 1 LAVATORY

TOTAL PLUMBING FIXTURES REQUIRED

WATER CLOSETS: 2
LAVATORIES: 2
DRINKING FOUNTAINS: 1

TOTAL PLUMBING FIXTURES PROVIDED PER SD3

WATER CLOSETS: 2
LAVATORIES: 2
DRINKING FOUNTAINS: 1

PLUMBING COUNTS

SCALE N/A — 12

ARCHITECTURAL

1. ALL NEW DOORS TO HAVE LEVER HARDWARE U.N.O.
2. PAINT INTERIOR OF MAIN FLOOR & STAIRWELL.
3. LOWER ALL LIGHT SWITCHES TO 48" A.F.F. (12 TOTAL).

MECHANICAL

1. NEW EXHAUST FANS FOR UNISEX R.R. 1 & UNISEX R.R. 2.
2. NEW EXHAUST/HEAT FOR KITCHEN.
3. NEW FURNACE FLUES AND INTAKE PIPES THROUGH ROOF W/ OUTSIDE AIR.
4. INSTALL AT MINIMUM 2 GROUND RODS AND A WATER BOND TO THE MAIN INCOMING METALLIC WATER PIPE.
5. PROVIDE AIR SUPPLY TO UNISEX R.R. 2.
6. PROVIDE FAN IN JANITOR'S CLOSET.
7. RELOCATE THERMOSTAT.

ELECTRICAL

1. REPLACE ELECTRICAL PANEL & RELOCATE.
2. REPLACE ALL WIRING IN BUILDING & INCLUDE INSULATED GROUND WIRE IN ALL CONDUITS.
3. REPLACE FABRIC COVERED NMC WIRING COMING OUT OF BASEMENT SUBPANEL.
4. NEW EMERGENCY LIGHTS AT THE EXTERIOR SIDES OF EXITS (AT DOORS 1, 4, 8, & 13).
5. NEW LED LIGHT BULBS/FIXTURES TO REPLACE EXISTING INCANDESCENT & FLUORESCENT LIGHTS.
6. FOR SUMP PUMP, PROVIDE 240V CIRCUIT ALONG WITH NEW CONTROL PANEL & ALARM SYSTEM WHEN PUMP IS OFFLINE.

PLUMBING

1. REPLACE ALL PIPING THROUGHOUT BUILDING.
2. REPLACE HOT WATER TANK.

STRUCTURAL

1. FULL DEMOLISH OF CHIMNEY.
2. PROVIDE HOLDOWNS PER COST ESTIMATE MAIN FLOOR PLAN - OPTION 2 IF REQUIRED BY STRUCT. FOR INSTALLATION PURPOSES, FLOORING NEAR HOLDOWN AREAS WILL HAVE TO BE TORN AND REPLACED.
3. ALTERNATE #5: REPLACE SHEATHING PER PLANS.
4. REPLACEMENT OF FRAMING MEMBERS DUE TO ROTTING ARE NOT INCLUDED IN COST ESTIMATE.

STANDARD NOTES

SCALE N/A — 4

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HALES PASS SCHOOL HOUSE
RENOVATION COST ESTIMATE PLANS

PROJECT ADDRESS

REVISION SCHEDULE

NO.	TYPE REVISION	DATE

ISSUE:	COST ESTIMATE
ISSUE DATE:	3/2020
DRAWN BY:	FP
PROJECT MANAGER:	LRD
PROJECT NUMBER:	21938

SHEET NAME:
FLOOR PLAN - BASEMENT OPTION 2

SHEET NUMBER:
SD4

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10. COST ESTIMATE (TO BE COMPLETED)

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Cost Estimate – To Be Completed

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